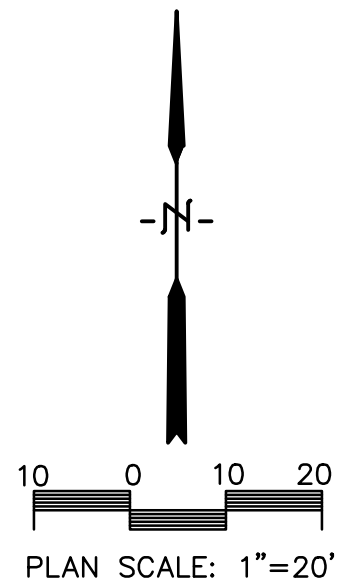
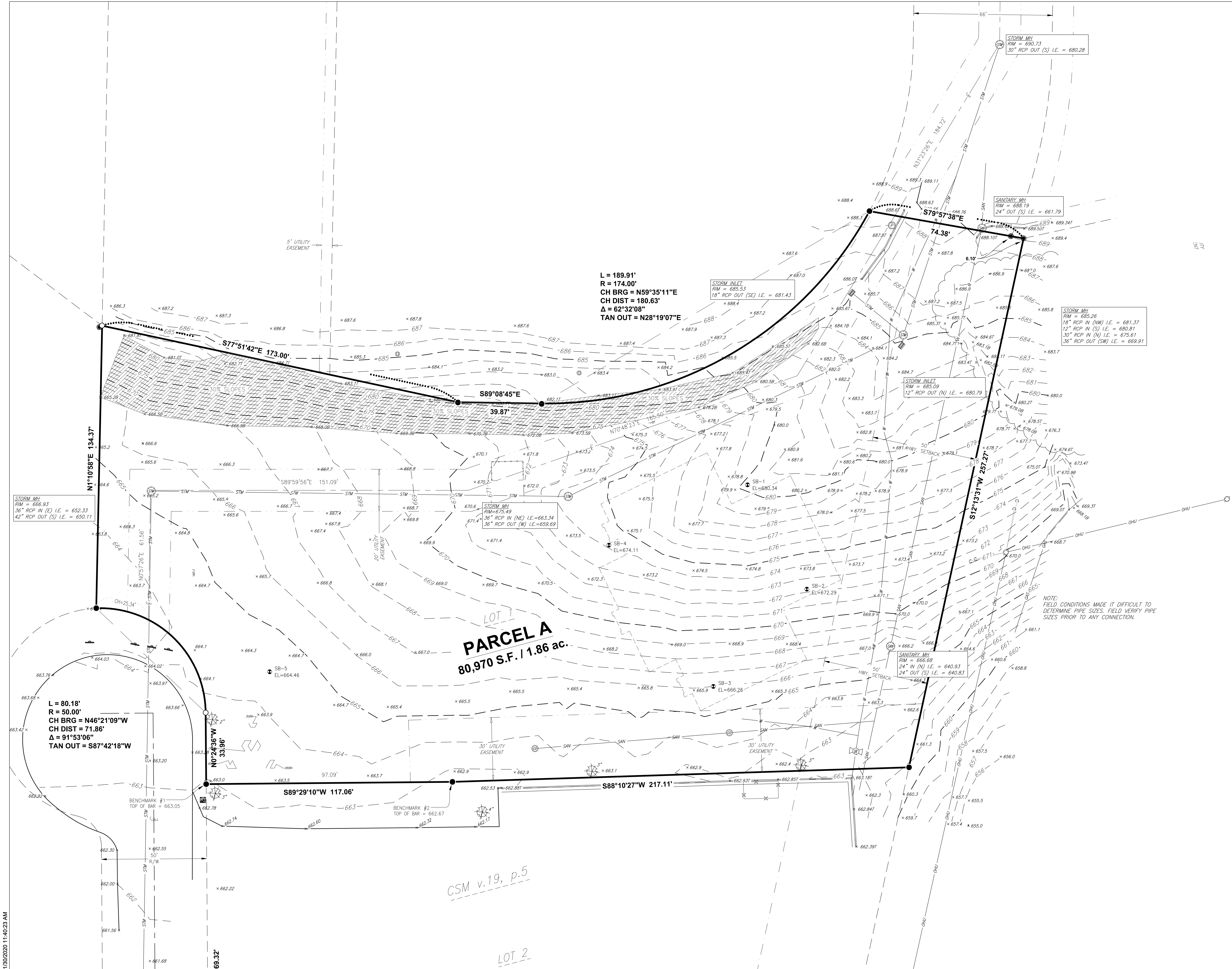


1/30/2020 11:40:23 AM



The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511

The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.

There may be more underground utility installations within the project area that are not shown.

It shall be the contractors responsibility to arrange for any necessary inspections by local government that may be required.

Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transpositional errors. Failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.

SEE DETAIL FOR ASPHALT PAVEMENT (TYPE 1)

SEE DETAIL FOR CONCRETE PAVEMENT SECTION

SEE DETAIL FOR TYPICAL 24" CURB AND GUTTER SECTION

SEE DETAIL FOR 24" CURB AND GUTTER SECTION - REVERSE SLOPE

SEE DETAIL FOR INTEGRAL CURB/SIDEWALK SECTION

SEE DETAIL FOR END SECTION CURB AND GUTTER

SEE DETAIL FOR CONCRETE PAVING AND JOINTING

SEE DETAIL FOR STANDARD CONCRETE APRON

SEE DETAIL FOR SIDEWALK RAMP

SEE DETAILS AND FOR CURB CUT AND SPLASH PAD SECTION

SEE DETAIL FOR BIOFILTER

SEE DETAIL FOR DISABLED PARKING SIGN

6' HIGH CEDAR FENCE

SEE DETAIL FOR ASPHALT PAVEMENT (TYPE 2)

PROPOSED SITE LIGHTING LOCATIONS. MAXIMUM TOTAL HEIGHT OF LESS
30 FT. FIXTURES SHALL BE FULL CUT OFF AND LIGHT SHALL NOT EXTEND BEYOND
25 FT. OF PROPERTY AT GREATER THAN 0.05 HFC.

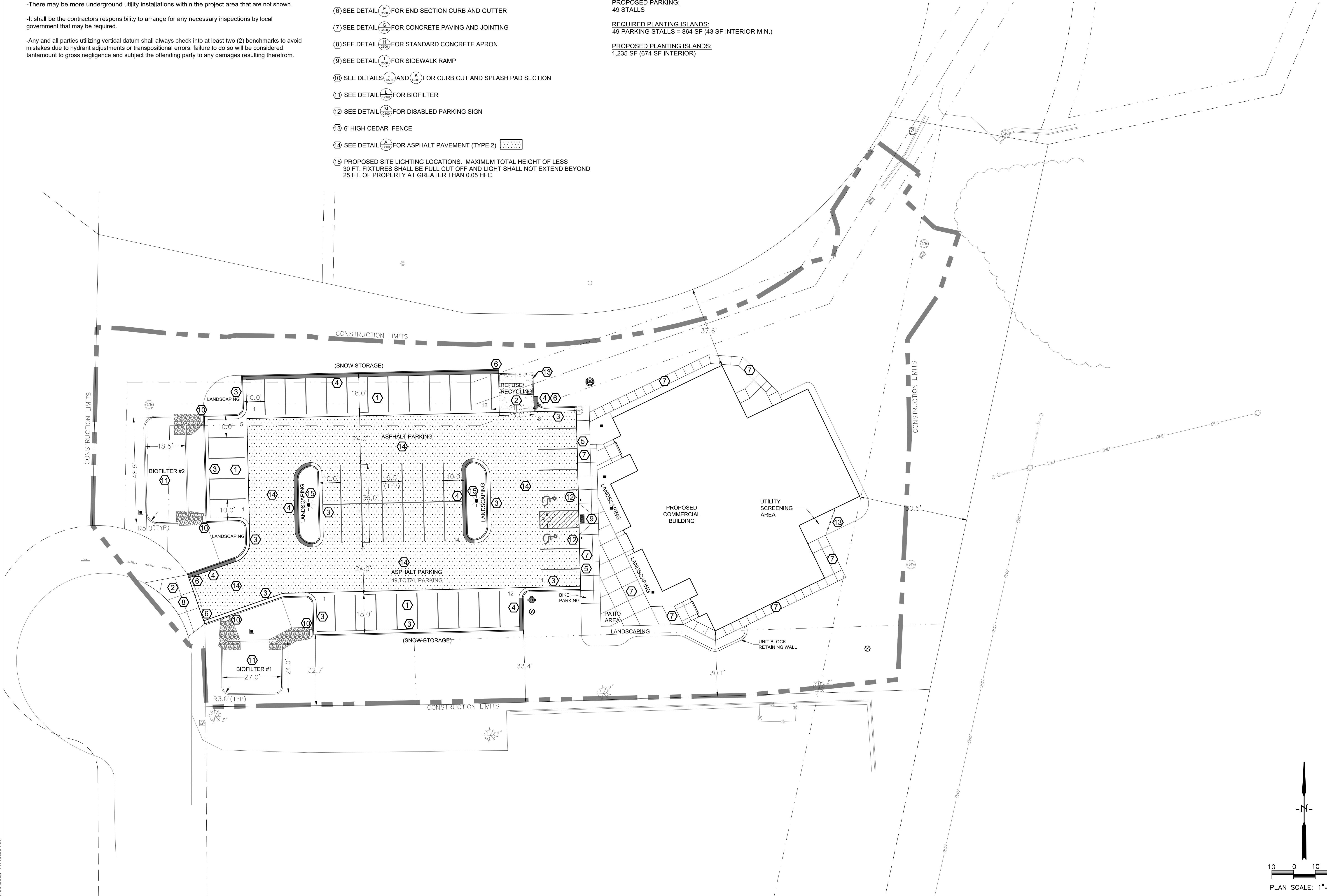
REQUIRED PARKING (CURRENT PROPOSED USAGE) :
VEHICLES = 12 STALLS
34 SF PROFESSIONAL OFFICE = 5 STALLS
TOTAL REQUIRED: 17 STALLS

POTENTIAL REQUIRED PARKING (CHANGE OF USAGE)
30 SF TOTAL PROFESSIONAL OFFICE = 28 STALLS
30 SF TOTAL RETAIL = 57 STALLS

PROPOSED PARKING:
17 STALLS

REQUIRED PLANTING ISLANDS:
PARKING STALLS = 864 SF (43 SF INTERIOR MIN.)

PROPOSED PLANTING ISLANDS:
35 SF (674 SF INTERIOR)



GRADING NOTES

- CONTOURS SHOWN ARE FOR FINISHED SURFACES, ANY ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL DISTURBED AREAS THAT ARE UNPAVED ARE TO BE LANDSCAPED OR HAVE LAWN ESTABLISHED AS INDICATED ON THE LANDSCAPE PLAN.
- ALL LANDSCAPED OR LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF SPOT ELEVATIONS DO NOT APPEAR TO AGREE WITH THE CONTOURS AND SLOPES LABELED. SPOT ELEVATIONS AND SPECIFIC PROFILE INFORMATION SHALL BE USED FOR ESTABLISHING THE ELEVATION OF CURBS, DRIVEWAYS, AND OTHER UTILITIES.
- ALL FINISHED GRADING SHALL PROVIDE FOR A SMOOTH TRANSITION TO UNGRADED AREAS.
- ALL PVC STORM SEWER PIPING SHALL BE MINIMUM SDR 35



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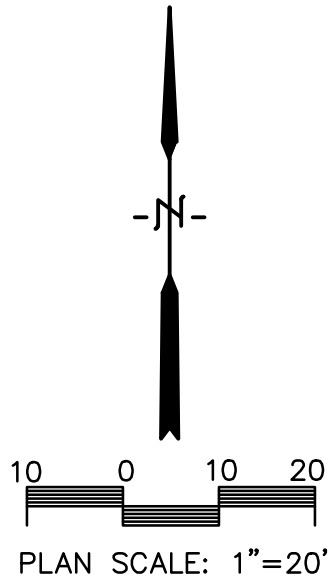
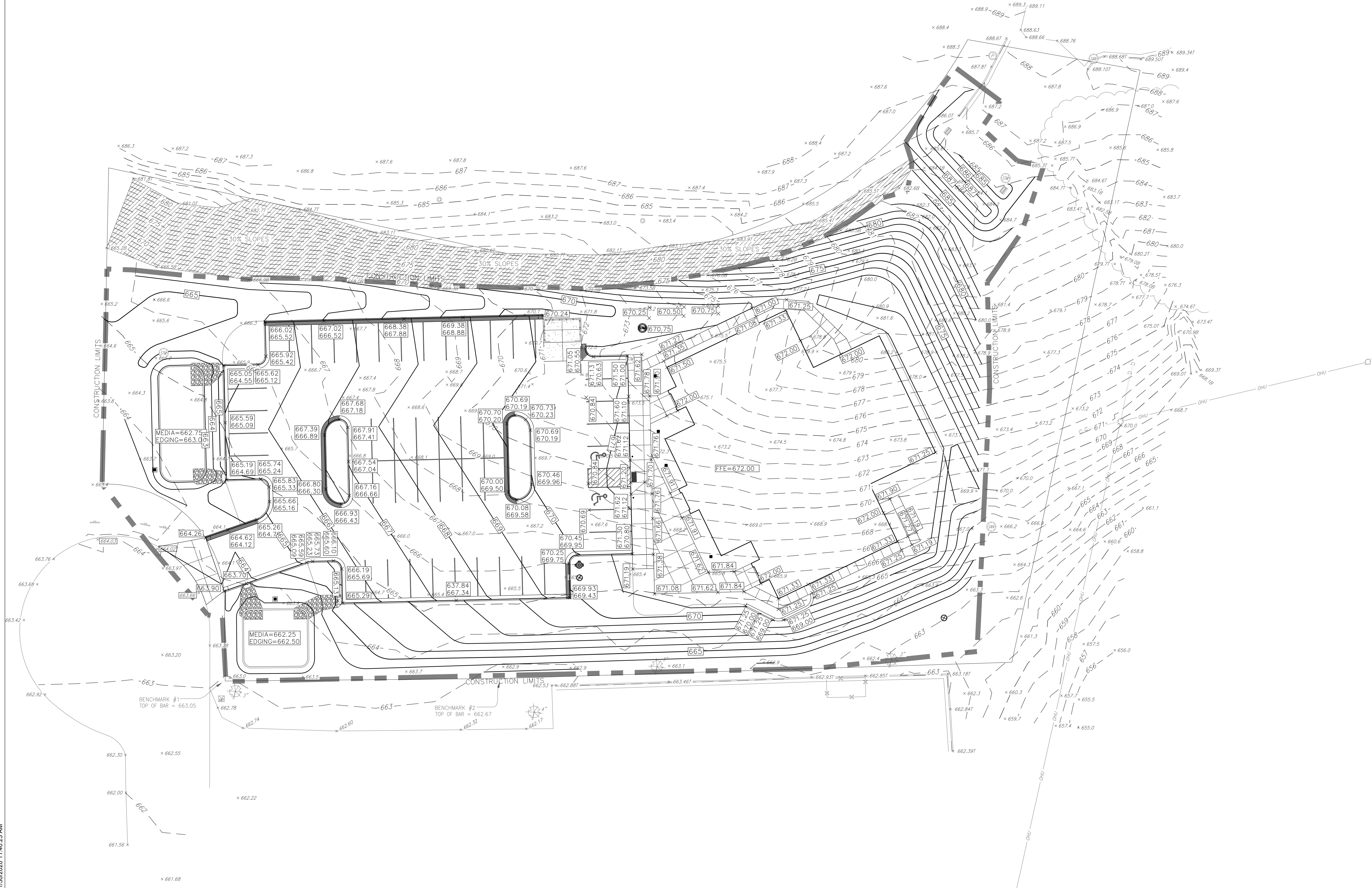
GRADING PLAN

DRAWN BY: C.G. PROJECT # 19055
SHEET #

C-200

PRELIMINARY

PROJECT ISSUE DATE: 01/30/2020



STORM WATER CONSTRUCTION
POLLUTION PREVENTION NOTES

SITE CLEARING SHALL APPLY TO ALL AREAS INSIDE LIMITS AS SHOWN ON THE PLANS. REMOVE ALL TREES COMPLETELY AS DIRECTED BY THE OWNER. ANY STRIPPED TOPSOIL SHALL BE STOCKPILED INSIDE THE LIMITS OR PLACED IMMEDIATELY ON SLOPES BEING RESTORED.

SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION.

ALL DISTURBED AREAS SCHEDULED FOR PERMANENT COVER SHALL HAVE TOPSOIL APPLIED, AND BE SEEDED AND MULCHED AS SPECIFIED WITHIN 7 DAYS OF FINAL DISTURBANCE.

MAINTENANCE OF ALL INSTALLED EROSION AND SEDIMENT CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REMOVED WHEN NO LONGER NECESSARY.

MINIMUM MAINTENANCE SHALL CONSIST OF, BUT NOT LIMITED TO:

- INSPECTING ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH RAINFALL.
- FINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL BE RESTORED WITHIN THREE DAYS OF THE DAMAGE.
- UNFINISHED AREAS THAT HAVE BEEN DAMAGED OR ERODED SHALL HAVE THE PREVIOUS MEASURE REAPPLIED WITHIN SEVEN DAYS.
- VEHICLE TRACKING CONTROL APRON SHALL BE REMOVED AND REPLACED WHEN VOIDS BECOME FILLED WITH SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT THE APRON DOES NOT FUNCTION.
- SILT FENCES SHALL BE MAINTAINED IN A FUNCTIONING MANNER. FENCES SHALL NOT BE ALLOWED TO SAG, FALL DOWN, OR BECOME FILLED WITH SILT ON THE BACK SIDE. IF SILT BUILDS UP BEHIND A SILT FENCE, IT SHALL BE REMOVED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL SILT DEPOSITS BE ALLOWED TO REACH MORE THAN $\frac{1}{3}$ THE HEIGHT OF THE FENCE.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF ALL SOIL STOCK PILES DURING CONSTRUCTION IF LEFT MORE THAN SEVEN DAYS. STOCK PILES SHALL BE SEEDED AND MULCHED IF LEFT FOR MORE THAN 14 DAYS.

ADDITIONAL EROSION CONTROL FACILITIES MAY BE REQUIRED DUE TO UNFORESEEN SITE CIRCUMSTANCES OR SITE OPERATIONS.

SEDIMENT CONTROL STRUCTURES BELOW LAWN AREAS MAY BE REMOVED ONCE LAWN AND FINAL LANDSCAPING IS IN PLACE. SEDIMENT CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. SEDIMENT CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.

SEDIMENT DEPOSITED IN ROADS OR RIGHT OF WAY DITCHES ADJACENT TO THIS SITE AS A RESULT OF THIS WORK SHALL BE REMOVED. VEGETATION SHALL BE ESTABLISHED WHEN SEDIMENT REMOVAL DESTROYS THE EXISTING VEGETATION. THE ESTABLISHMENT OF VEGETATION SHALL BE IN THE SAME MANNER AS SPECIFIED FOR SEEDING SPECIFIED ELSEWHERE ON THIS PLAN.

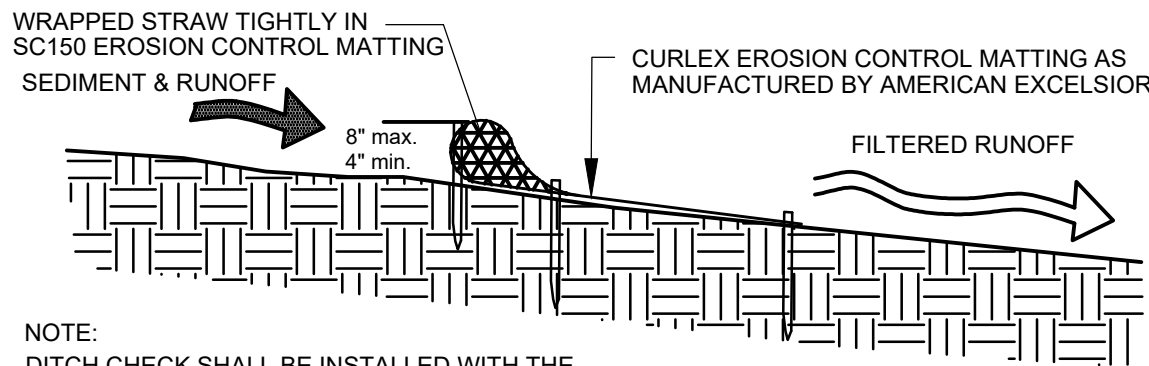
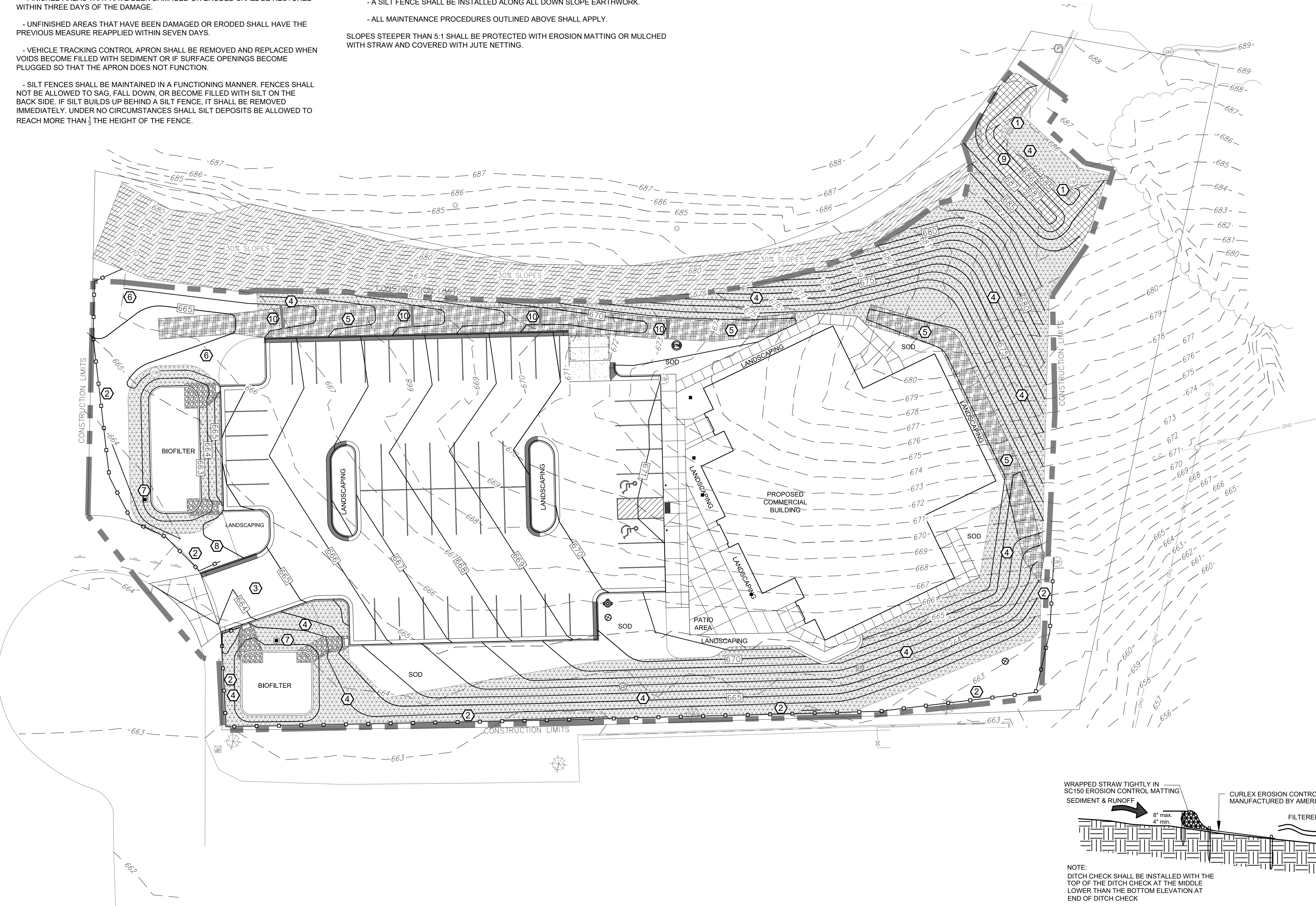
SEDIMENT CONTROL DURING CONSTRUCTION:

- A SILT FENCE SHALL BE INSTALLED ALONG ALL DOWN SLOPE EARTHWORK.
- ALL MAINTENANCE PROCEDURES OUTLINED ABOVE SHALL APPLY.

SLOPES STEEPER THAN 5:1 SHALL BE PROTECTED WITH EROSION MATTING OR MULCHED WITH STRAW AND COVERED WITH JUTE NETTING.

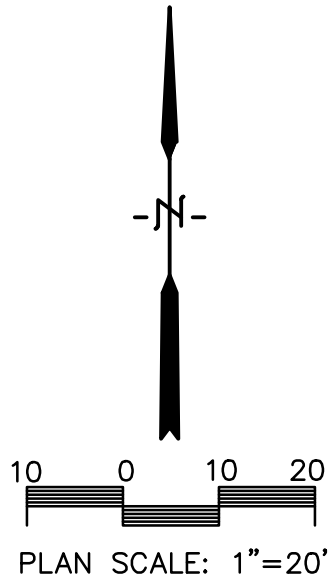
NOTES

- 1 SEE DETAIL  FOR INLET PROTECTION
- 2 SEE DETAIL  FOR SILT FENCE INSTALLATION
- 3 PROVIDE VEHICLE TRACKING CONTROL APRON AT LOCATION WHERE ENTERING AND EXITING THE SITE. SEE DETAIL 
- 4 EROSION CONTROL MATTING  SHALL BE CURLEX BY AMERICAN EXCELSIOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDATION.
- 5 EROSION CONTROL MATTING  SHALL BE CURLEX HV BY AMERICAN EXCELSIOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDATION.
- 6 ALL DISTURBED AREAS NOT PROTECTED WITH EROSION CONTROL MATTING SHALL BE SEEDED AND MULCHED OR HAVE SOD INSTALLED.
- 7 SEE DETAIL  FOR INLET PROTECTION (WITHOUT CURB BOX)
- 8 PROVIDE CONCRETE WASHOUT AREA PER DETAIL  . UNDER NO CIRCUMSTANCES SHALL CONCRETE WASHOUT BE ALLOWED IN ANY OTHER LOCATION ON THE SITE.
- 9 EROSION CONTROL MATTING  SHALL BE RECYCLEX BY AMERICAN EXCELSIOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDATION.
- 10 SEE DETAIL  FOR DITCH CHECK



NOTE:
DITCH CHECK SHALL BE INSTALLED WITH THE TOP OF THE DITCH CHECK AT THE MIDDLE LOWER THAN THE BOTTOM ELEVATION AT END OF DITCH CHECK

 **DITCH CHECK DETAIL**
C300 NO SCALE



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EROSION CONTROL PLAN

DRAWN BY: PROJECT #
C.G. 19055
SHEET #

C-300

PRELIMINARY

PROJECT ISSUE DATE: 01/30/2020



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632 CORPUS AVENUE - LA CROSSE, WI 54603
Tel: 608.781.3110 Fax: 608.781.3197 Paragon-Assoc.biz

ALL WATER & SEWER (STORM & SANITARY) CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR SEWER & WATER IN THE STATE OF WISCONSIN," ALONG WITH THE VILLAGE OF HOLMEN STANDARD SPECIFICATIONS, AS APPROPRIATE.

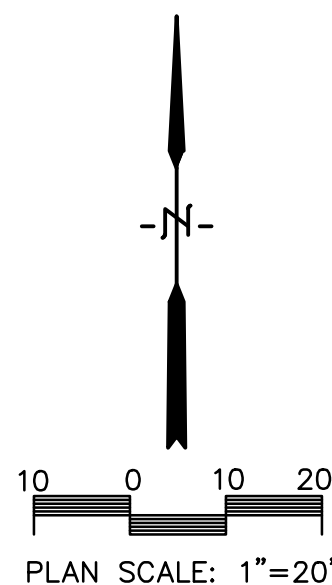
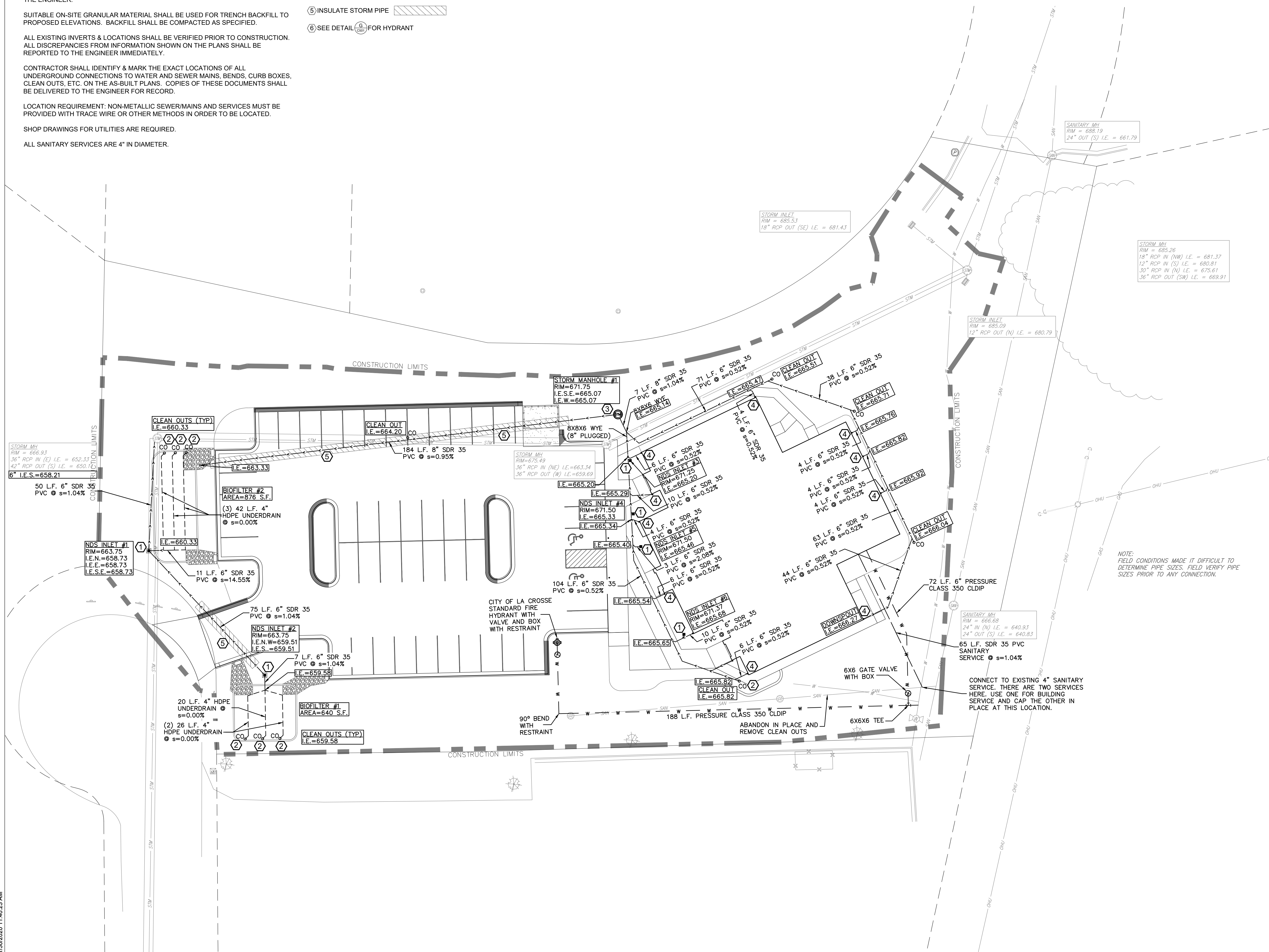
SUITABLE ON-SITE GRANULAR MATERIAL SHALL BE USED FOR TRENCH BACKFILL TO PROPOSED ELEVATIONS. BACKFILL SHALL BE COMPACTED AS SPECIFIED.

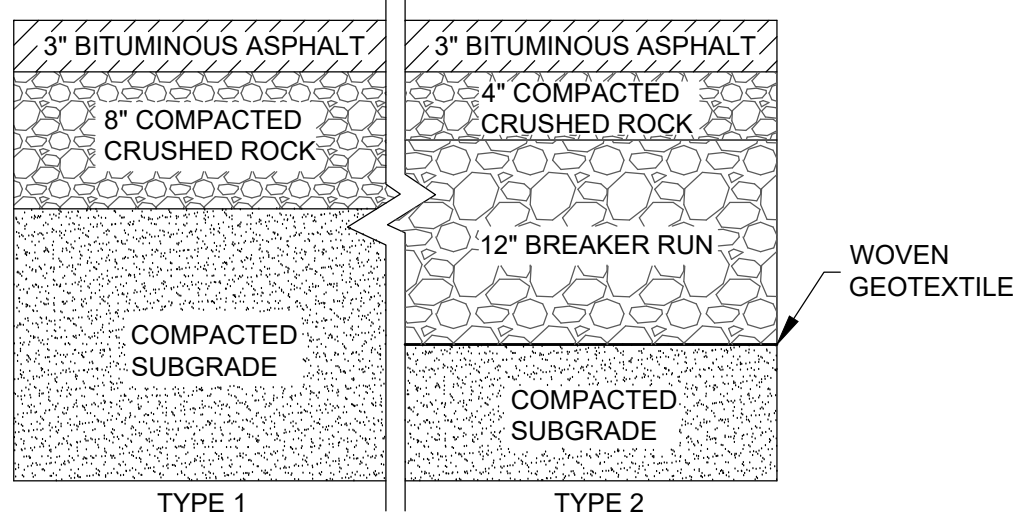
CONTRACTOR SHALL IDENTIFY & MARK THE EXACT LOCATIONS OF ALL UNDERGROUND CONNECTIONS TO WATER AND SEWER MAINS, BENDS, CURB BOXES, CLEAN OUTS, ETC. ON THE AS-BUILT PLANS. COPIES OF THESE DOCUMENTS SHALL BE DELIVERED TO THE ENGINEER FOR RECORD.

SHOP DRAWINGS FOR UTILITIES ARE REQUIRED.

ALL SANITARY SERVICES ARE 4" IN DIAMETER.

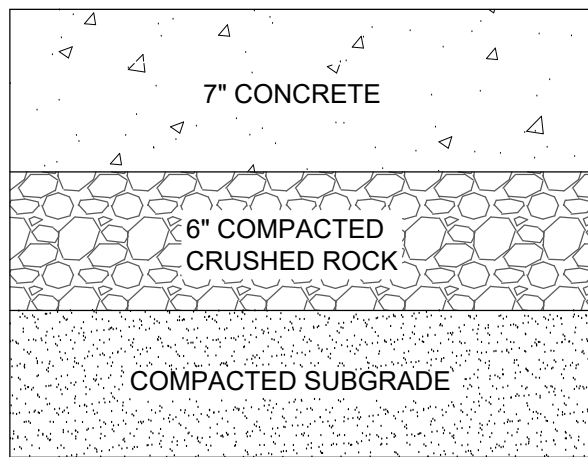
- ① SEE DETAIL FOR 12" NDS INLET
- ② SEE DETAIL FOR EXTERIOR CLEAN OUT
- ③ SEE DETAIL FOR STORM MANHOLE
- ④ SEE DETAIL FOR DOWNSPOUT SECTION
- ⑤ INSULATE STORM PIPE
- ⑥ SEE DETAIL FOR HYDRANT



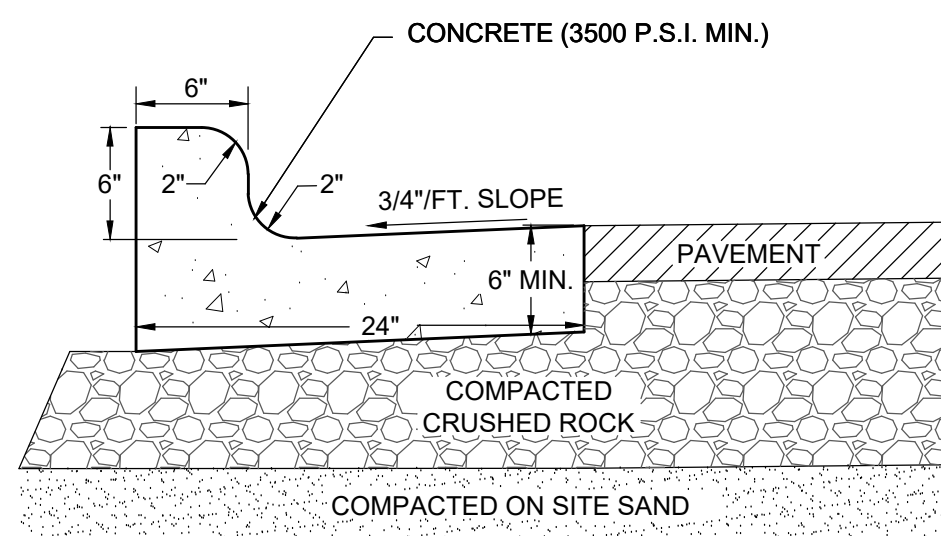


PLACE PAVEMENT USING ONE 1 1/2" SURFACE LIFT OVER ONE 1 1/2" BINDER LIFT.

A ASPHALT PAVEMENT SECTION DETAIL
C100 NO SCALE

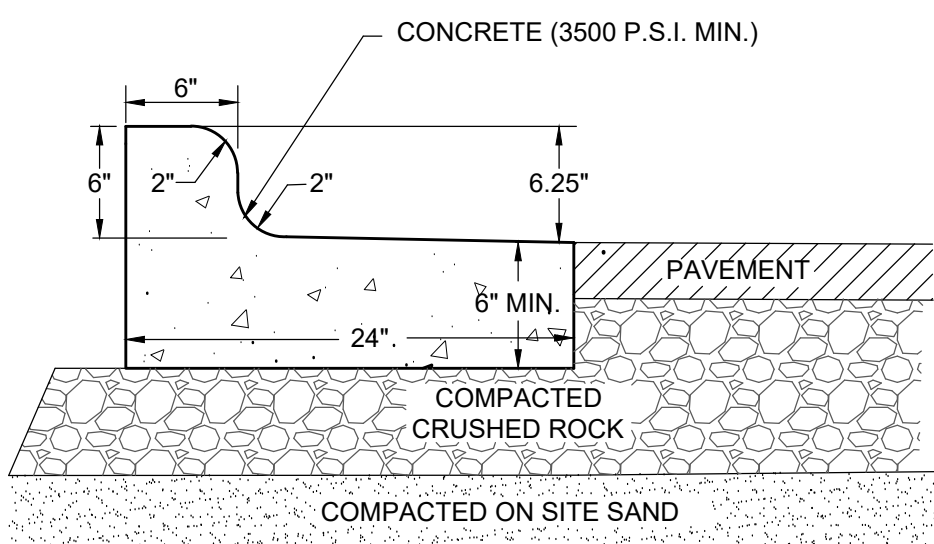


B CONCRETE PAVEMENT SECTION DETAIL
C100 NO SCALE



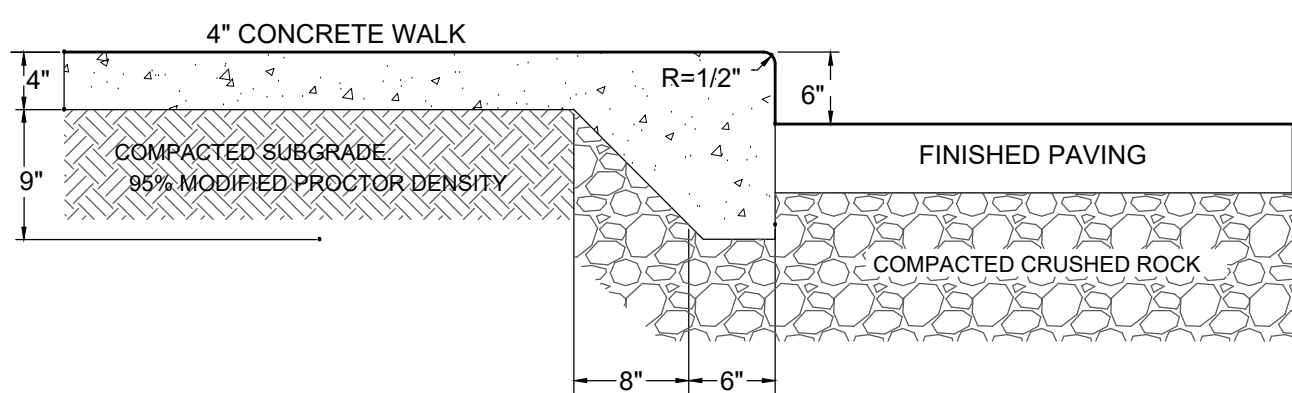
- NOTE:
- CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

C TYPICAL 24" CURB AND GUTTER SECTION
C100 NO SCALE



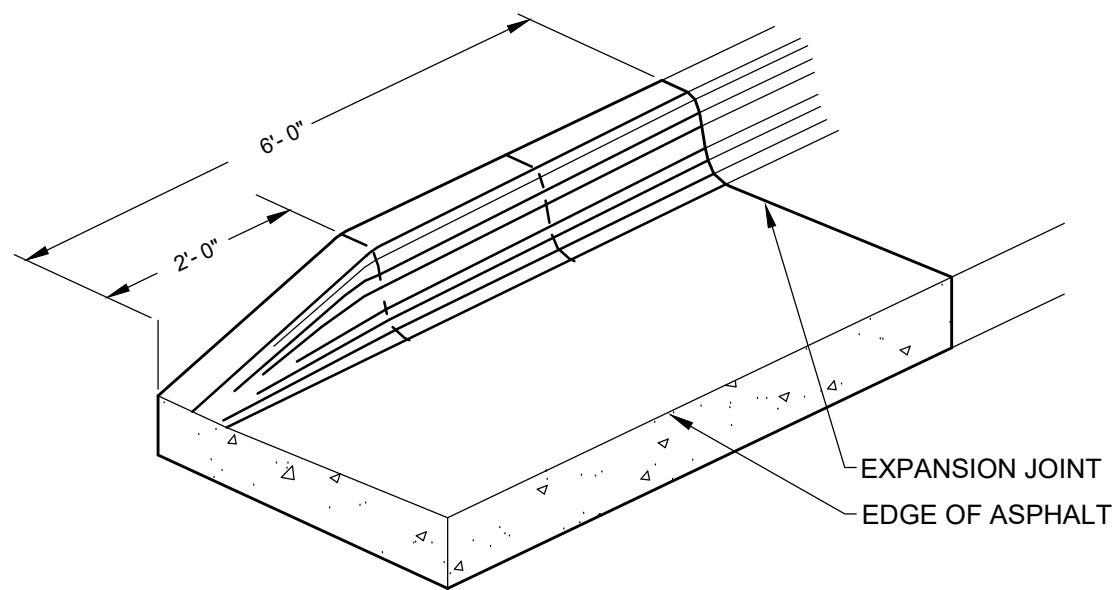
- NOTE:
- CONTROL JOINTS SHALL CONFORM WITH WISDOT 601.3.6
 - THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED FLAT OR PARALLEL TO THE SLOPE OF THE BASE COURSE PROVIDED A MINIMUM 6" GUTTER THICKNESS IS MAINTAINED

D 24" CURB AND GUTTER SECTION - REVERSE SLOPE
C100 NO SCALE

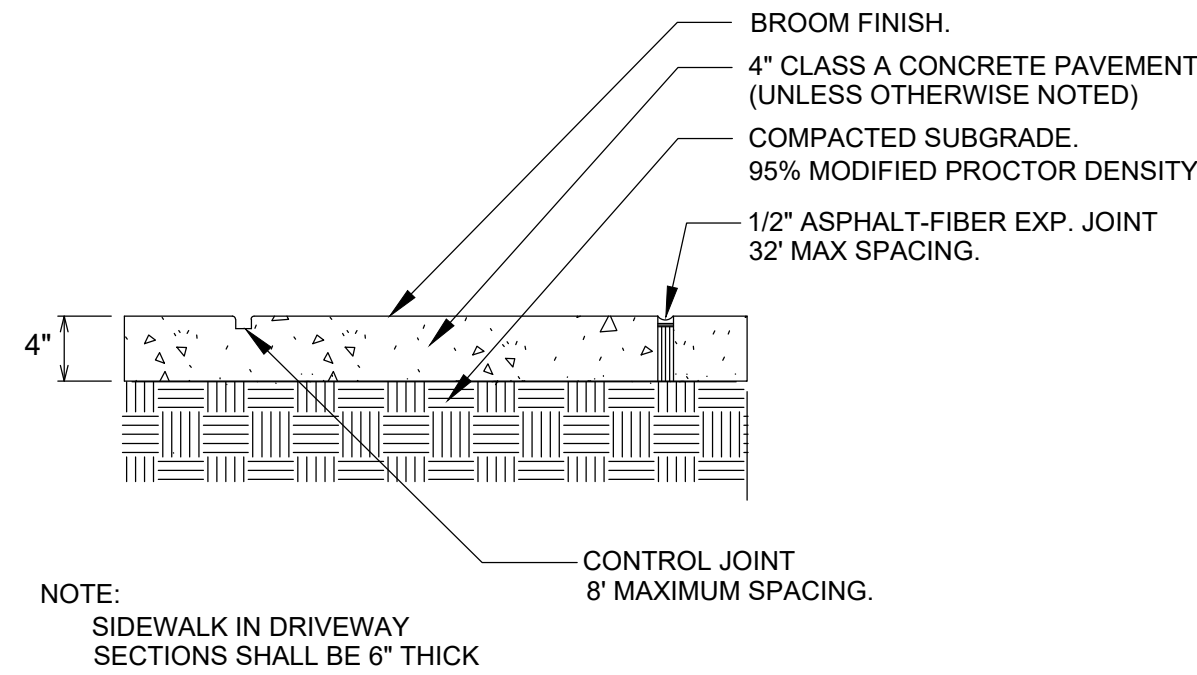


NOTE:
ROCK UNDER CURB TO BE SAME DEPTH TO SUBGRADE AS ADJACENT PAVEMENT. HOWEVER, NOT LESS THAN 6".

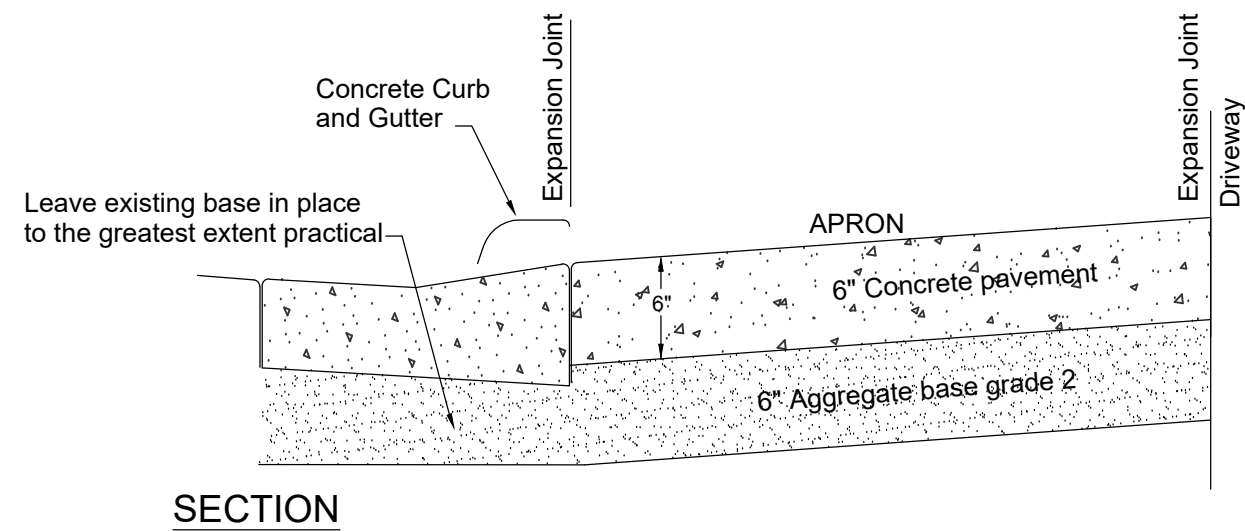
E INTEGRAL CURB/SIDEWALK SECTION
C100 NO SCALE



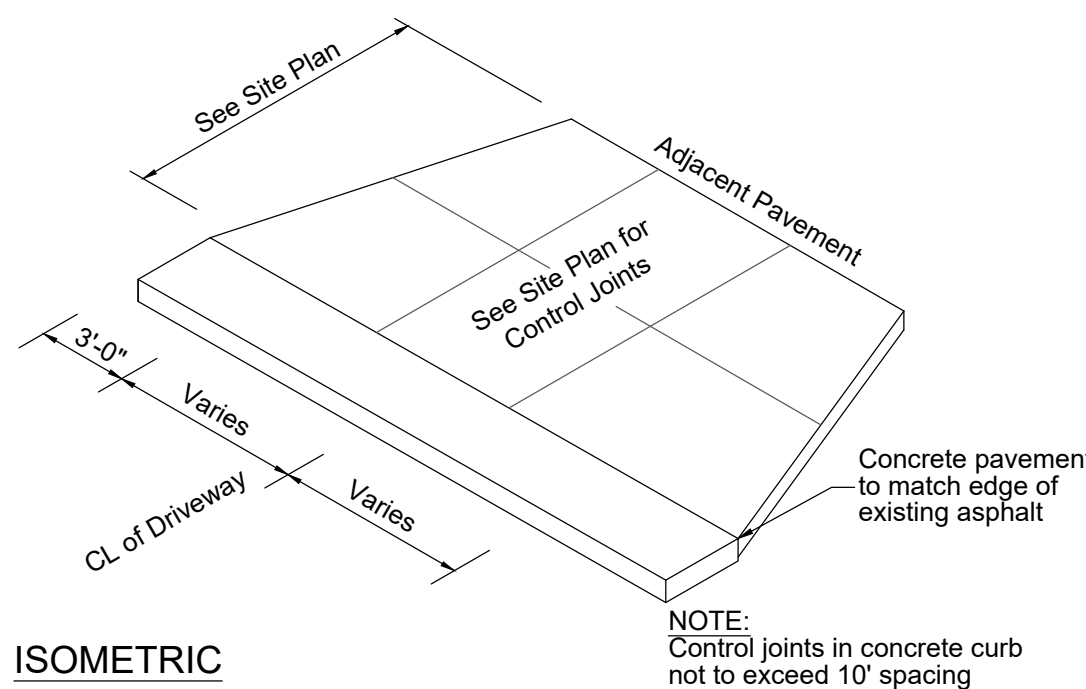
F END SECTION CURB & GUTTER
C100 NO SCALE



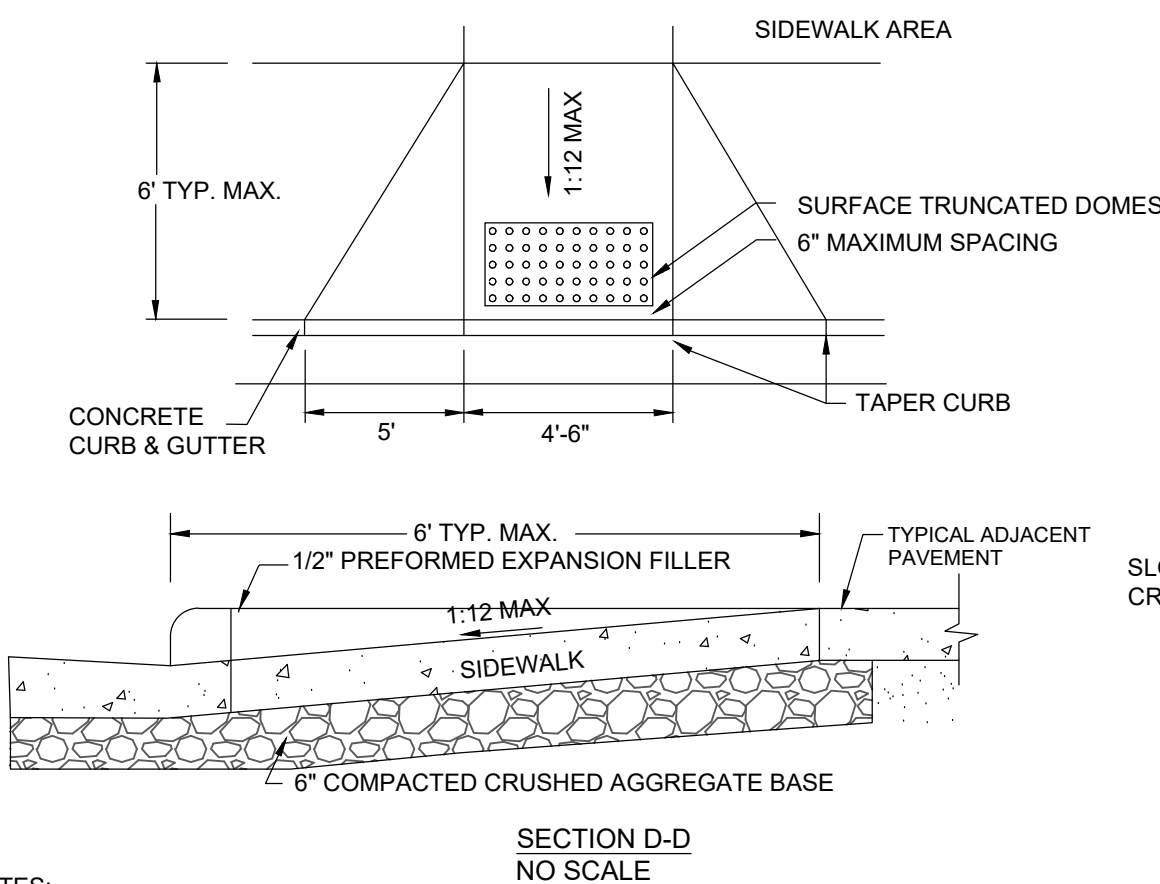
G CONCRETE PAVING AND JOINTING
C100 NO SCALE



SECTION

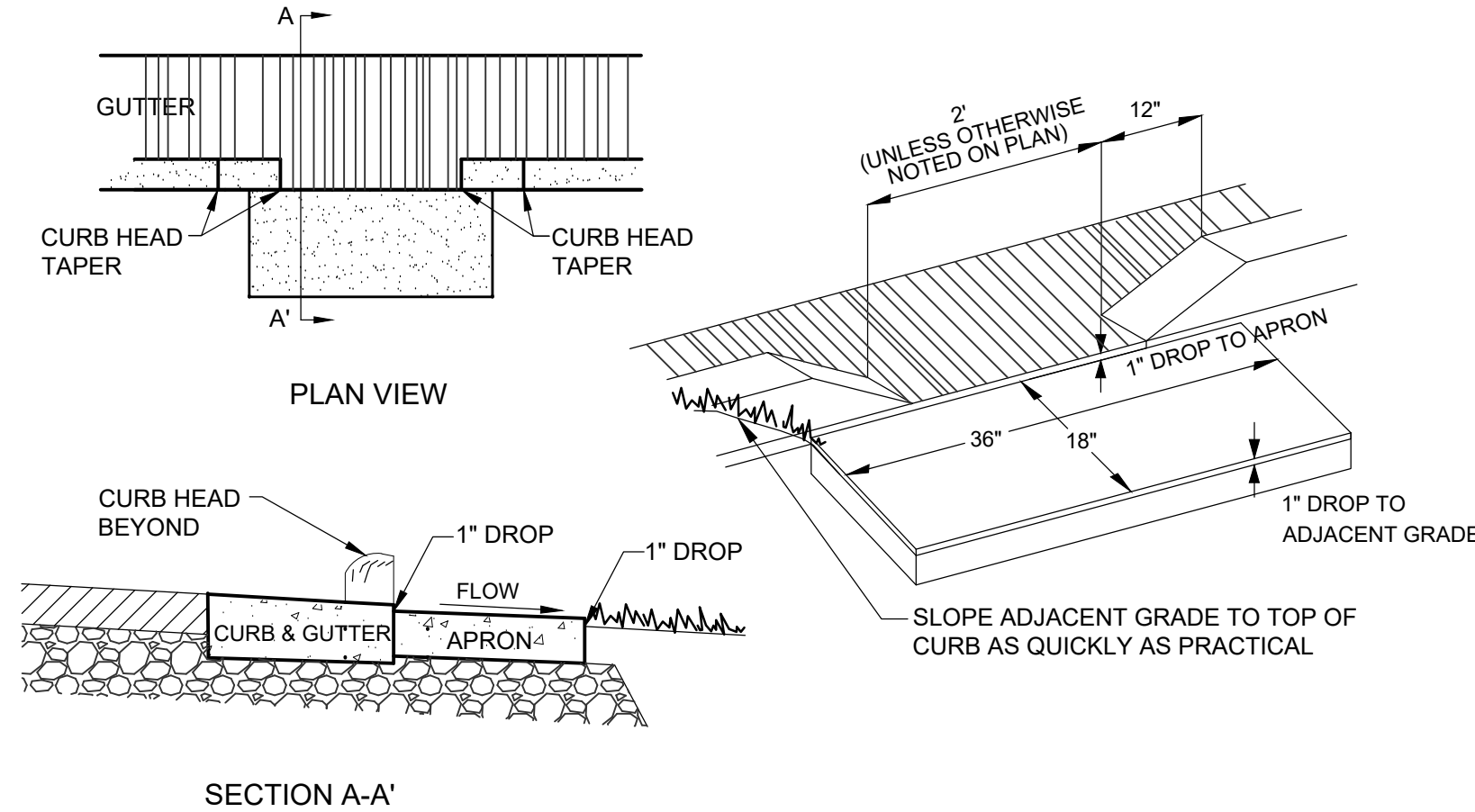


H STANDARD CONCRETE APRON
C100 No Scale

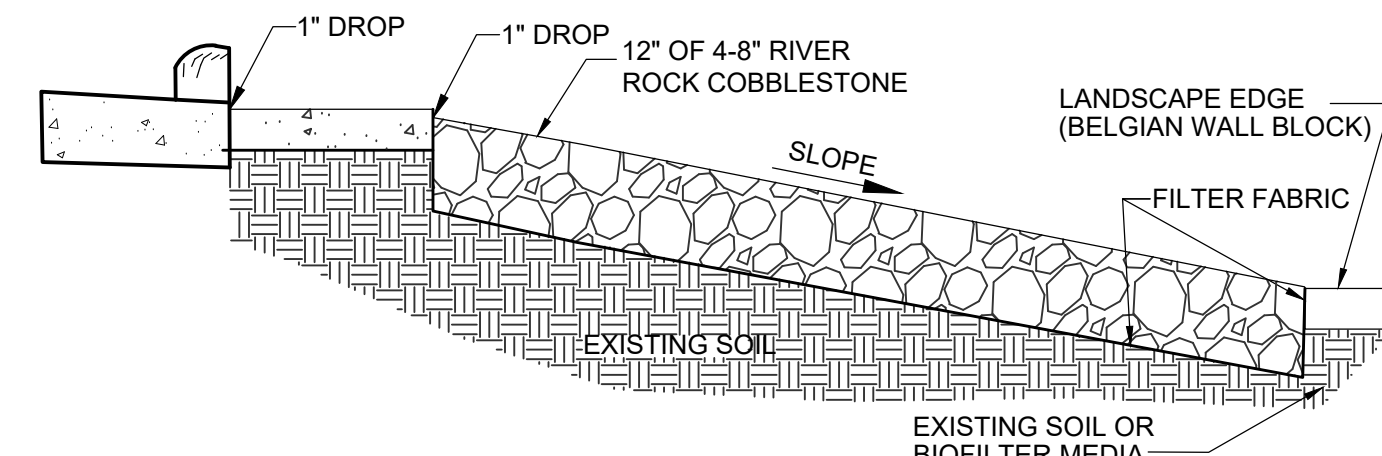


- NOTES:
- * 2'x4' TRUNCATED DOME PANELS SHALL BE CAST IRON
 - * THE SURFACE TEXTURE OF THE RAMP (EXCLUDING THE TRUNCATED DOME PANEL) SHALL BE A COARSE BROOMED FINISH, TRANSVERSE TO THE SLOPE OF THE RAMP.

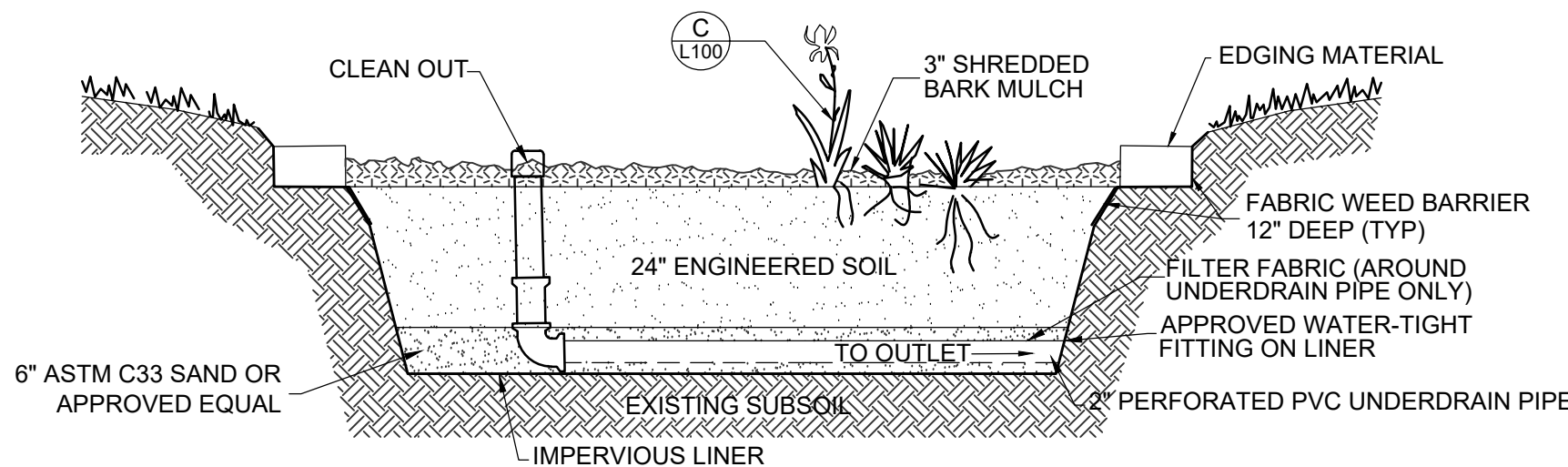
I SIDEWALK RAMP DETAIL
C100 NO SCALE



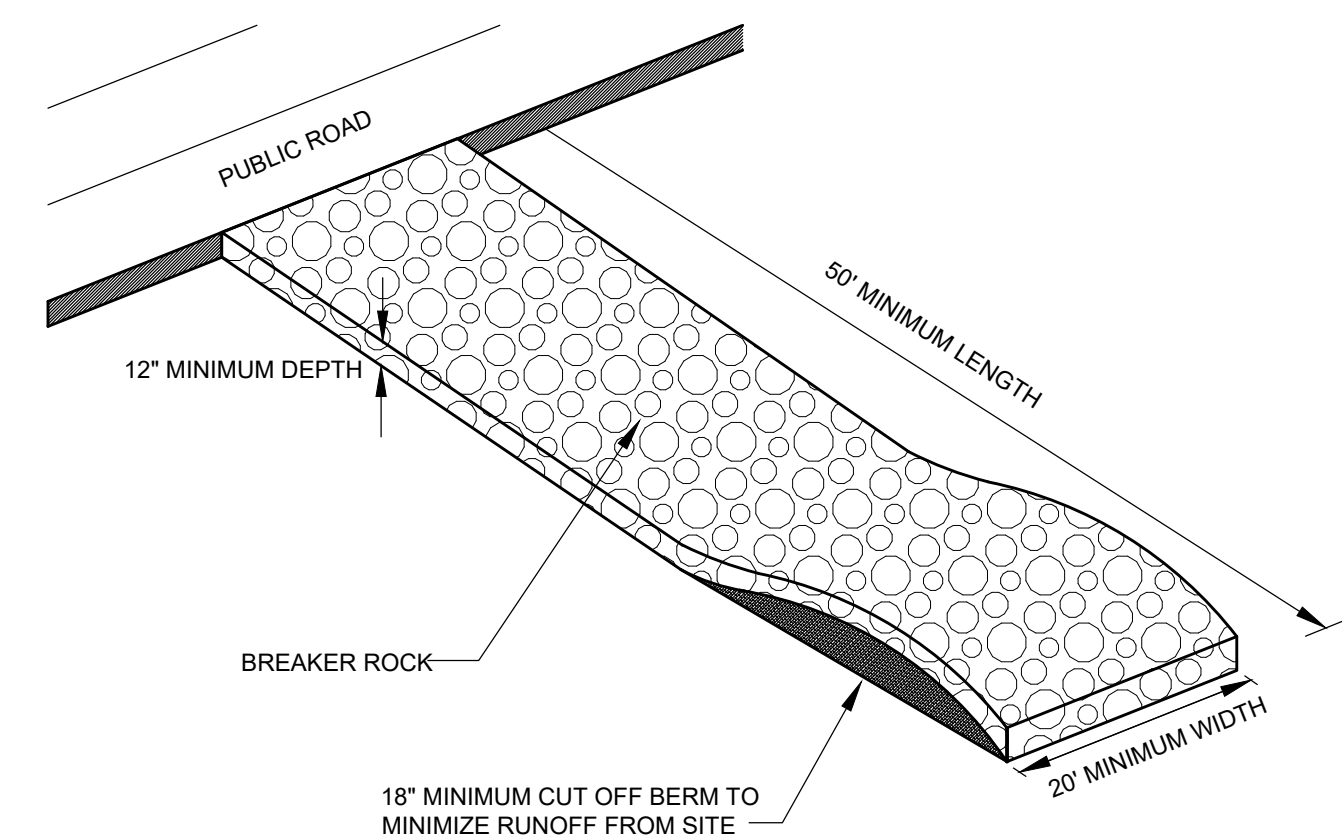
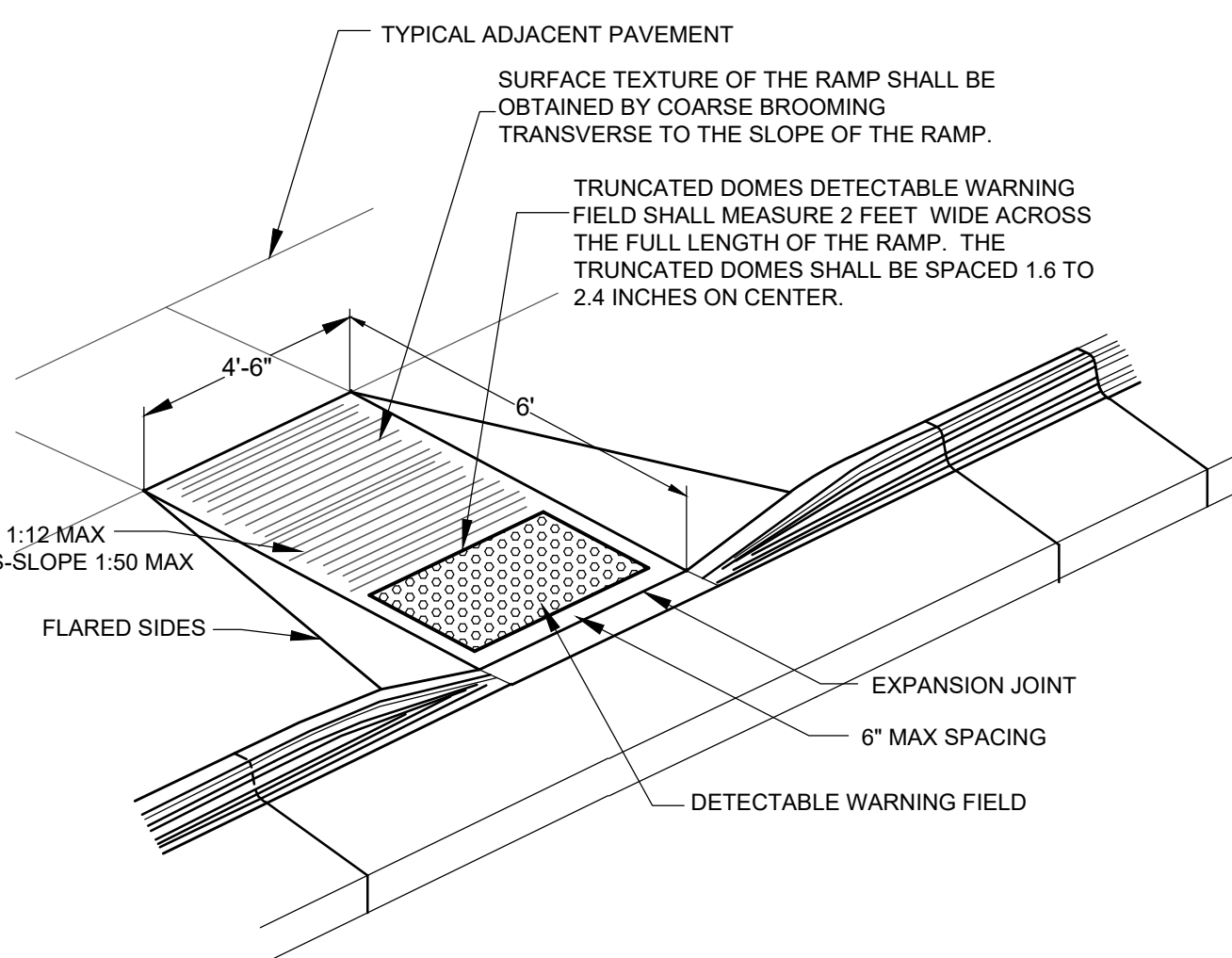
J CURB CUT DETAIL
C100 NO SCALE



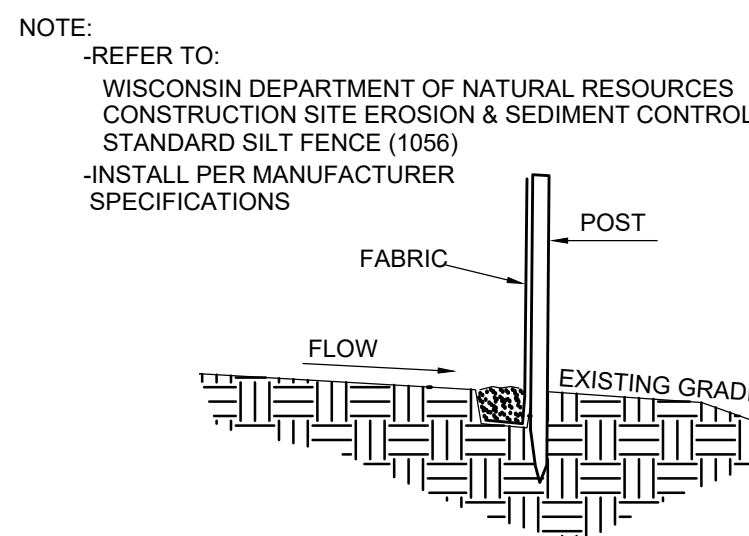
K SPLASH PAD SECTION
C100 NO SCALE



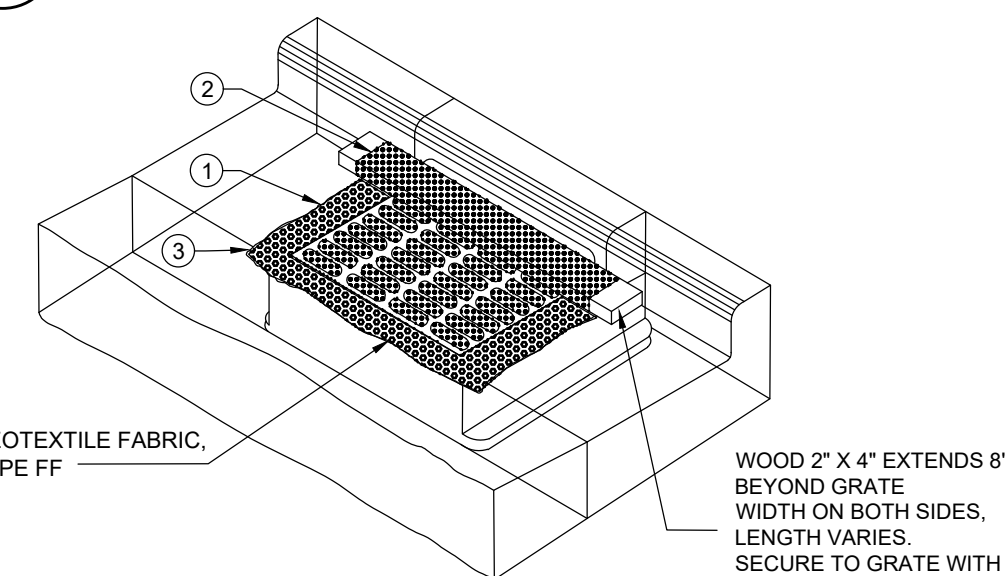
L BIOFILTER DETAIL
C100 NO SCALE



M DISABLED SIGN BOLLARD DETAIL
C100 NO SCALE



N TYPICAL SILT FENCE INSTALLATION
C300 NO SCALE



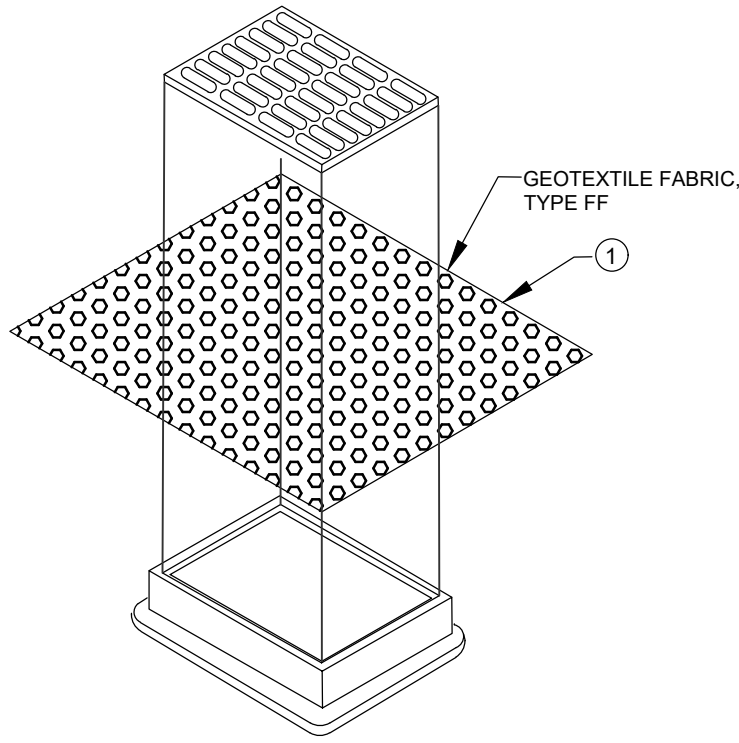
GENERAL NOTES

- INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIS. D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FOR INLET PROTECTION, TYPE C (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 - FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

O INLET PROTECTION
C300 NO SCALE

P VEHICLE TRACKING CONTROL
C300 NO SCALE

- NOTES:
- PLACE FILTER FABRIC (PROPEX 2002 OR EQUAL) UNDER BREAKER ROCK TO PREVENT MUD MIGRATION THROUGH ROCK.
 - ENTRANCE MUST BE MAINTAINED REGULARLY TO PREVENT SEDIMENTATION ON PUBLIC ROADWAYS. FUGITIVE ROCK WILL BE REMOVED FROM ADJACENT ROADWAYS DAILY OR MORE FREQUENTLY AS NECESSARY.



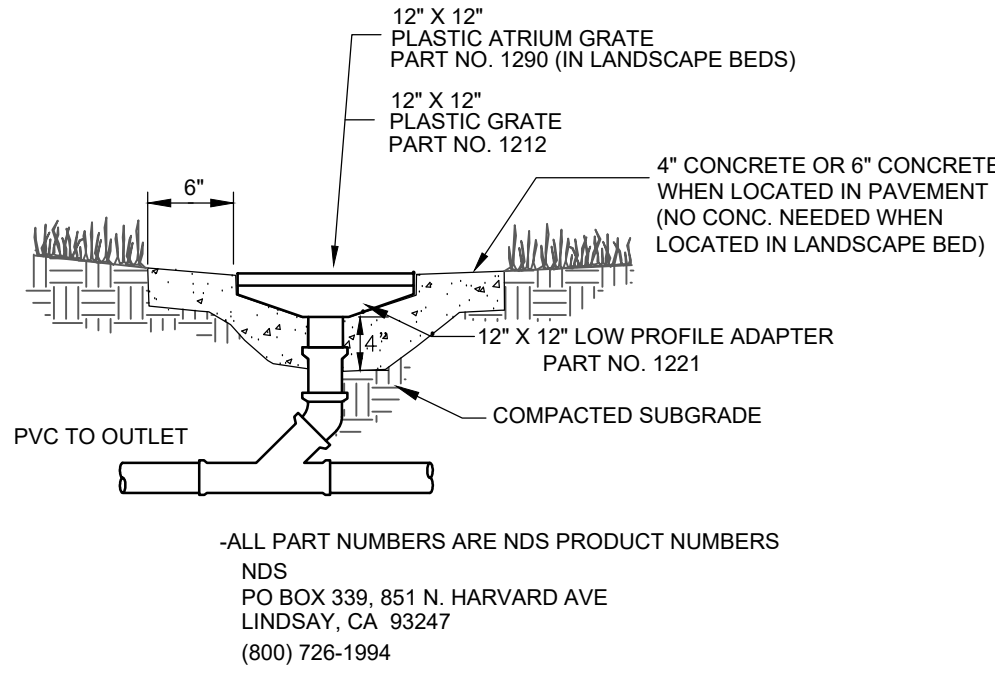
GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

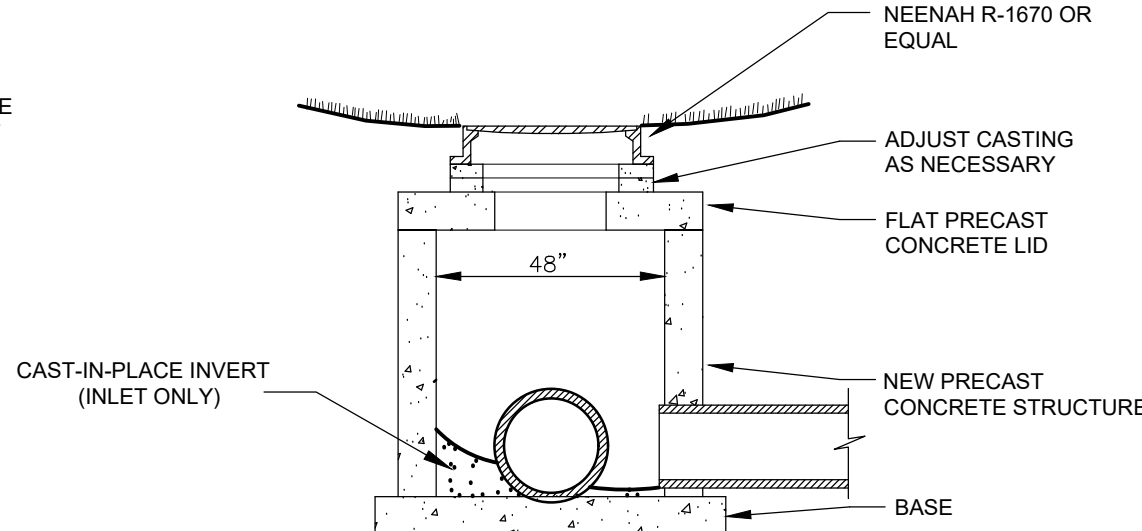
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WIS. D.O.T.'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

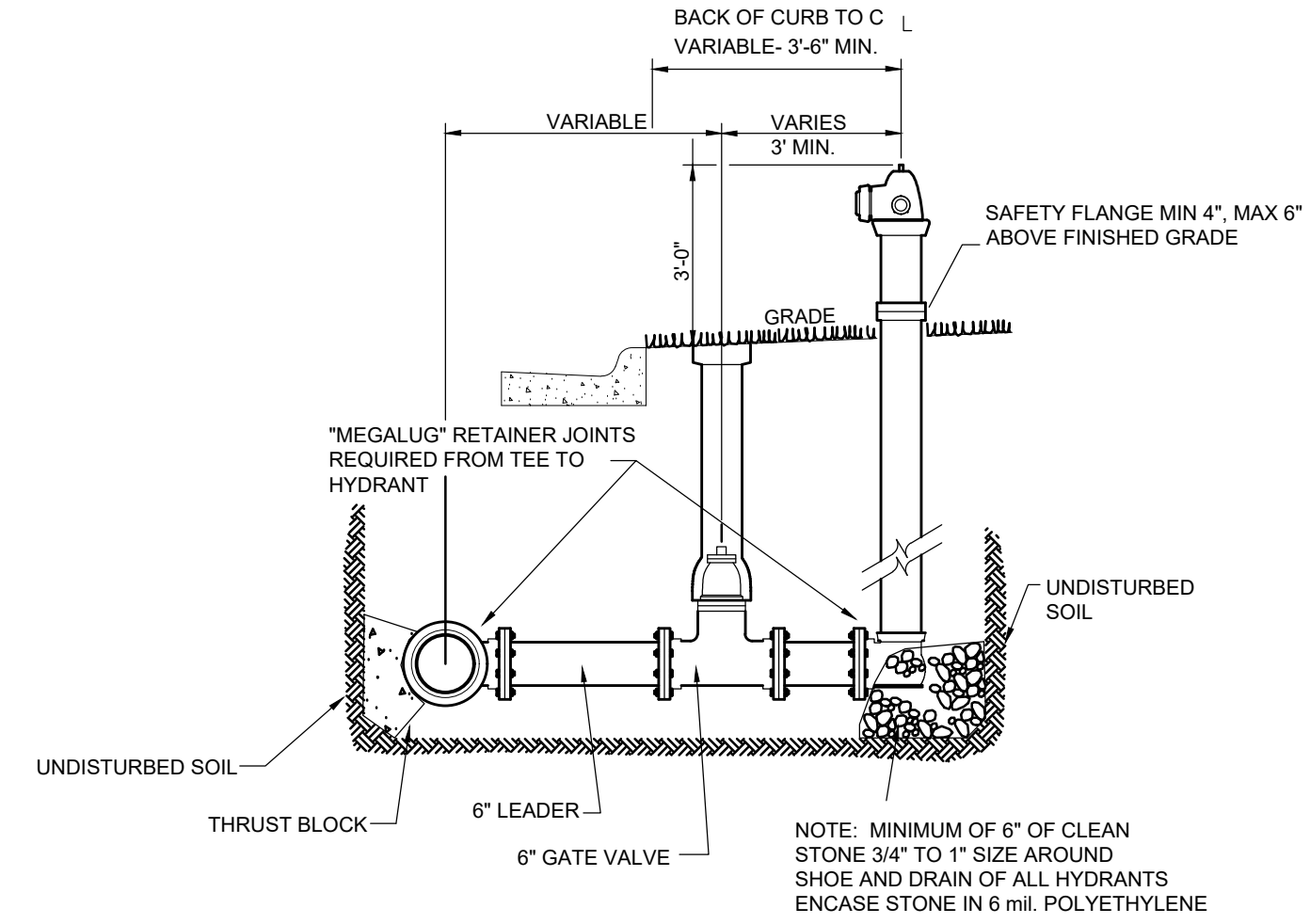
1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.



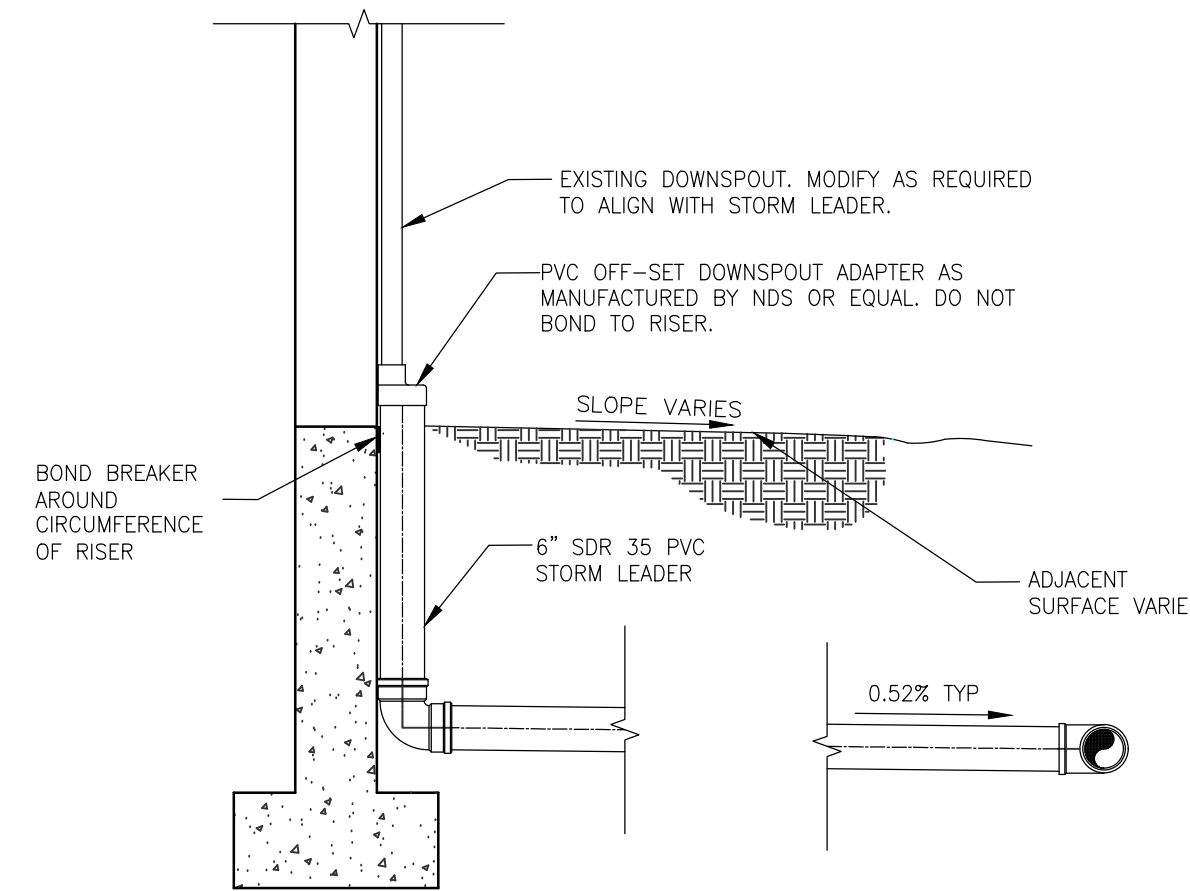
C NDS INLET
C400 NO SCALE



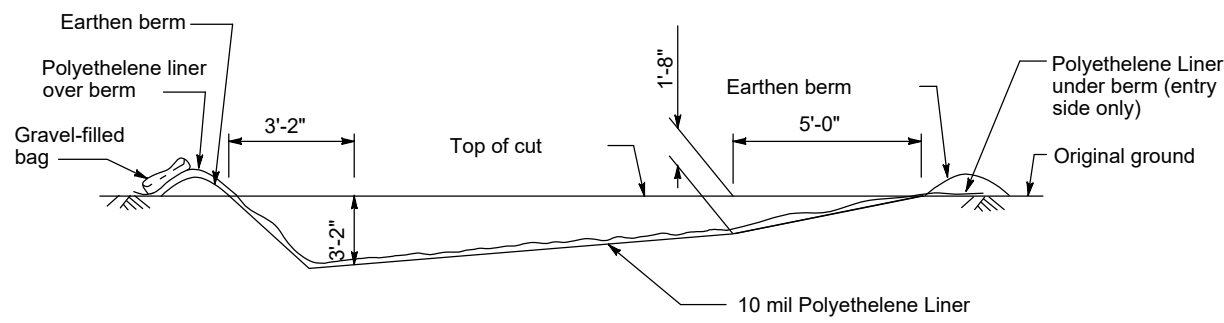
D MANHOLE FOR STORM SEWER
C400 NO SCALE



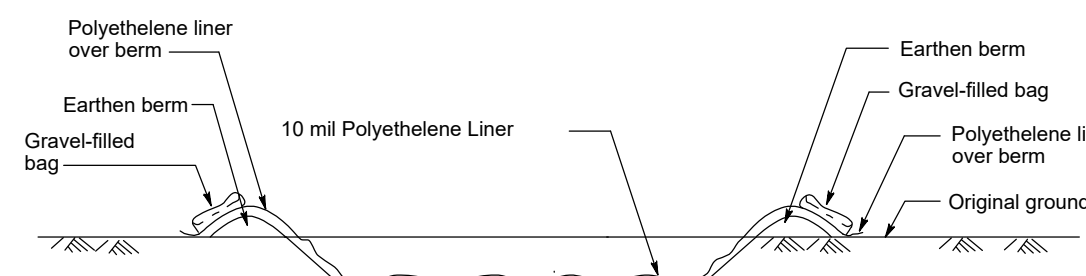
G FIRE HYDRANT DETAIL
C400 NO SCALE



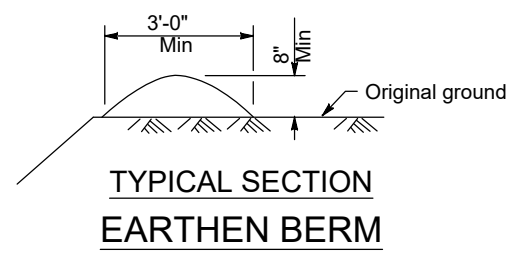
E DOWNSPOUT DETAIL
C400 No Scale



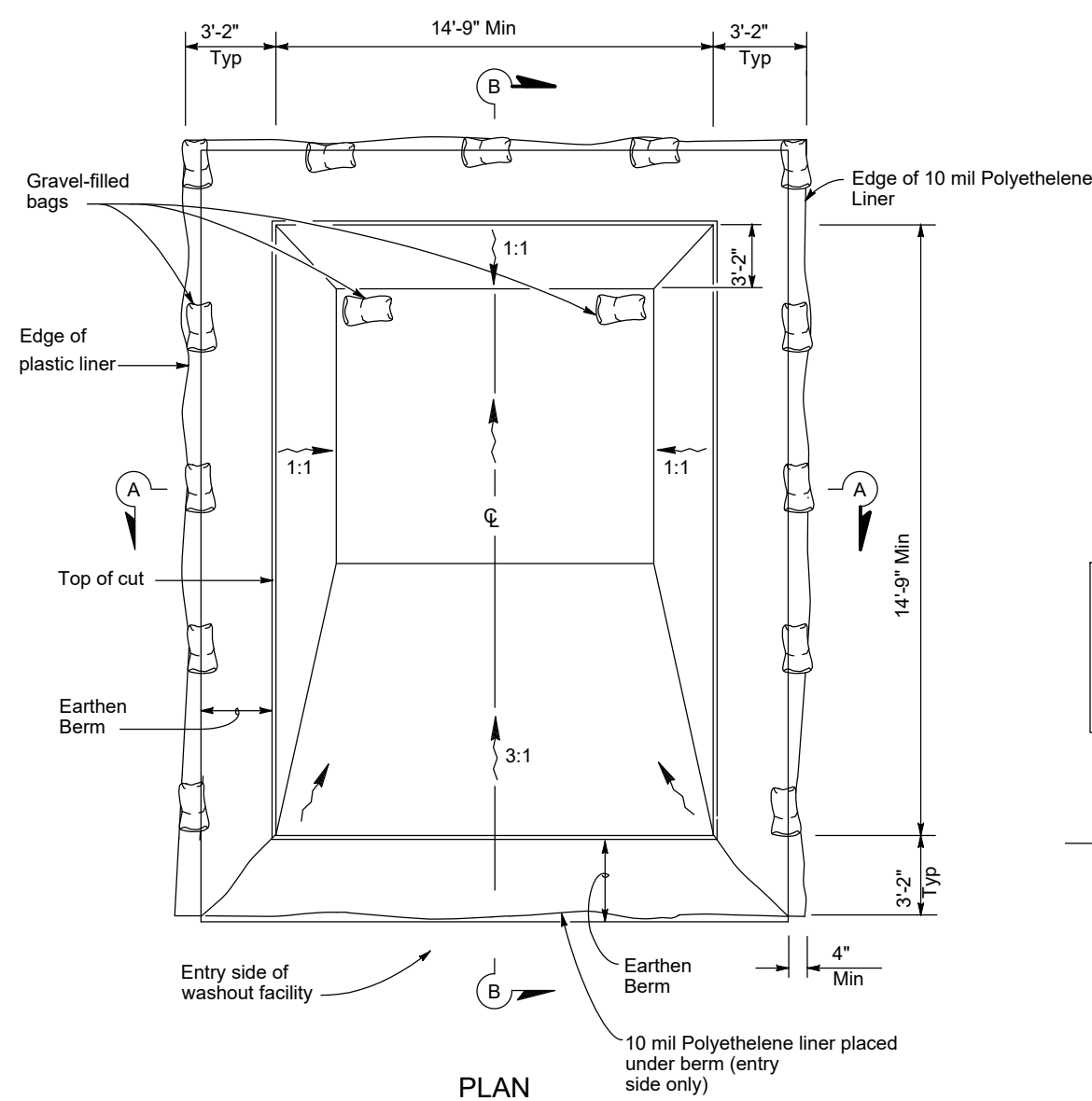
SECTION B-B



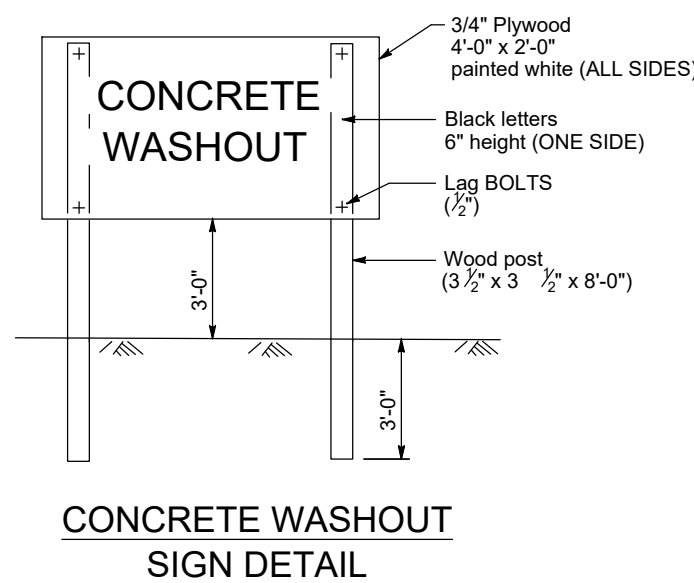
SECTION A-A



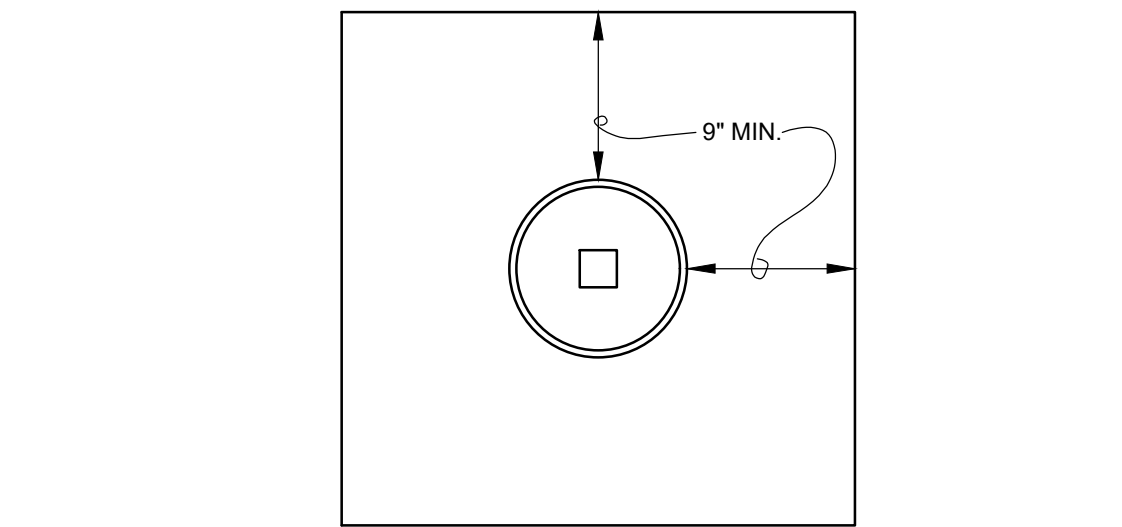
TYPICAL SECTION
EARTHEN BERM



PLAN

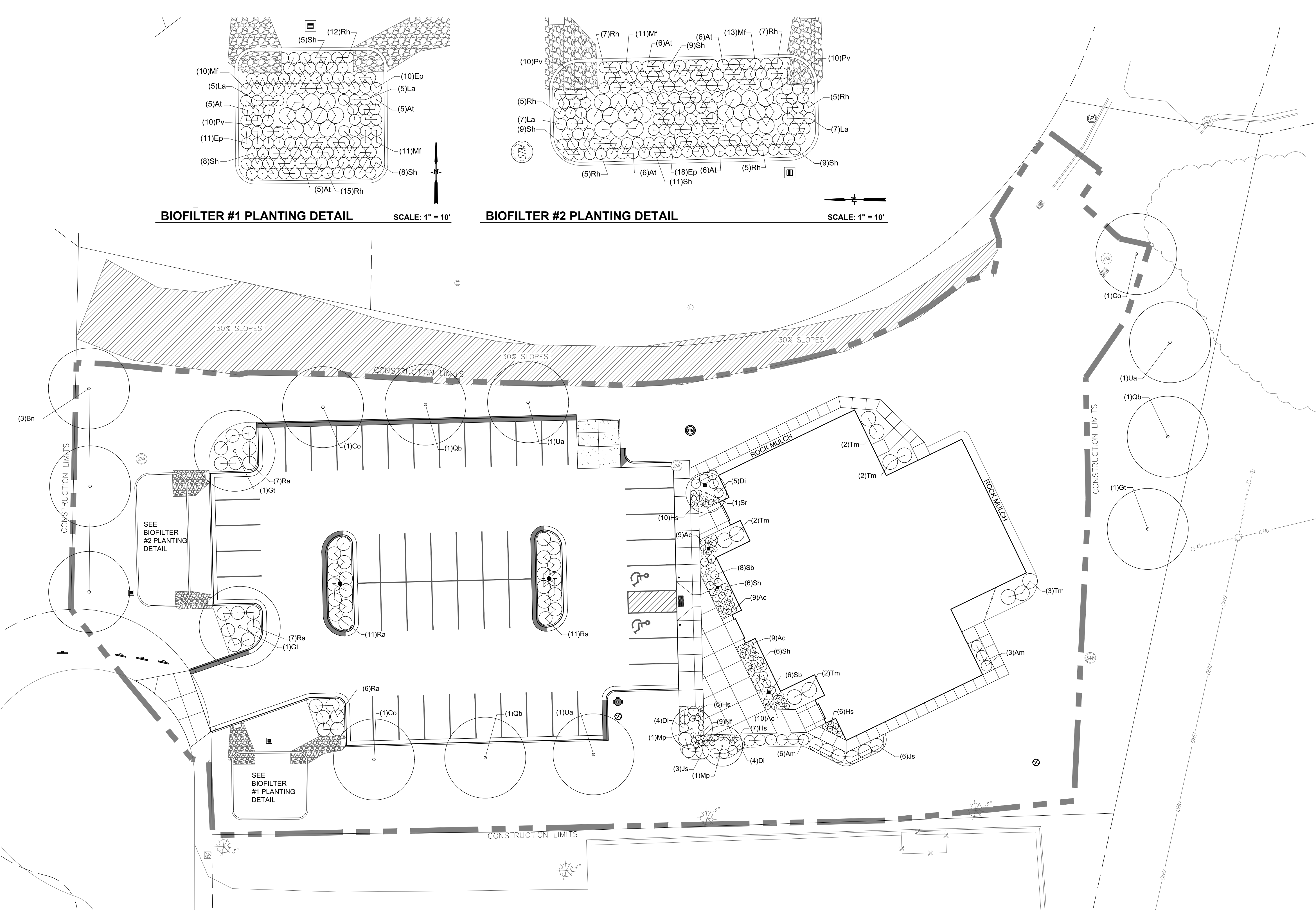


CONCRETE WASHOUT
SIGN DETAIL



F EXTERIOR CLEAN OUT DETAIL
C400 NO SCALE

1/30/2020 11:40:23 AM



PLAN NOTES:

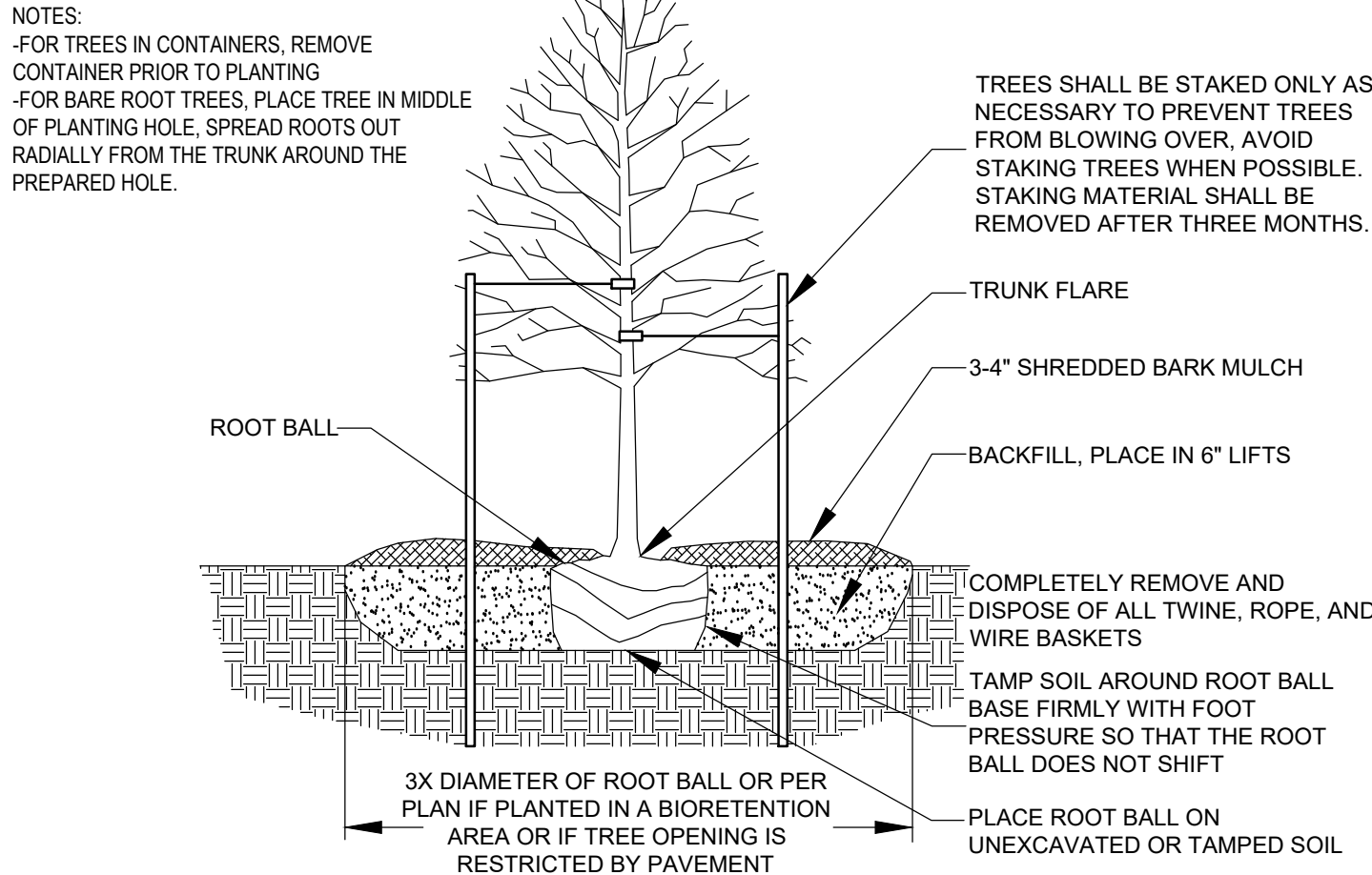
1. VERIFY UTILITY LOCATION BEFORE BEGINNING ANY WORK.
2. PLANTING BEDS SHALL HAVE 6" TOPSOIL AND 4" OF SHREDDED HARDWOOD BARK MULCH. ALL SHADE TREES IN LAWN AREAS SHALL BE MULCHED WITH 4" SHREDDED HARDWOOD BARK MULCH RING. PROVIDE STEEL EDGING AROUND ALL LANDSCAPE BEDS AS PER PLANS. PROVIDE BELGIAN WALL AND WEDGE BLOCKS AROUND ALL BIOFILTERS. REFER TO PLAN.
3. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH SEED AND MULCH. REFER TO PLAN.
4. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
5. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK.
6. THE LANDSCAPE ARCHITECT'S ESTIMATED QUANTITIES ARE SHOWN IN THE MATERIAL LIST-SCHEDULE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLAN AND SHALL RELY ON THE SCHEDULED QUANTITIES AT THEIR OWN RISK. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL PLANTINGS SHOWN ON THE DRAWINGS, WHETHER INCLUDED IN THE SCHEDULE OR NOT.

PLANT MATERIAL LIST-SCHEDULE

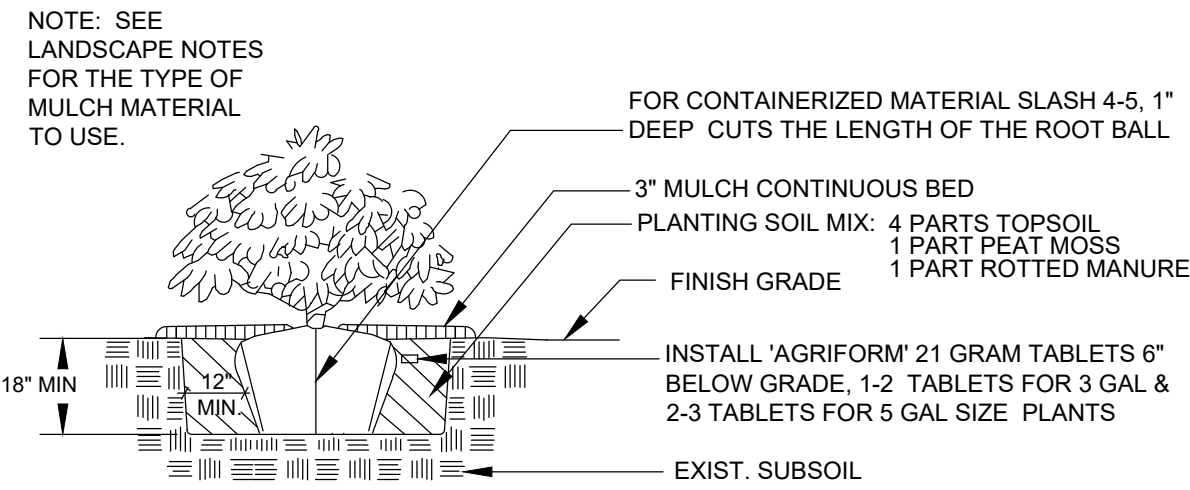
KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
Ac	Achillea 'Moonshine' Moonshine Yarrow	2 quart	37
Am	Aronia melanocarpa 'Morton' Iroquois Beauty Black Chokeberry	3 gal	9
Bn	Betula nigra 'Cully' Heritage Birch	2" cal multi-stem	3
Co	Celtis occidentalis Northern Hackberry	2" cal	3
Di	Diervilla lonicera Dwarf Bush Honeysuckle	3 gal	13
Gt	Gleditsia triacanthos var. inermis 'Harve' Northern Acclaim Honeylocust	2" cal	3
Hs	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily	1 gal	29
Js	Juniperus sabinia 'Broadmoor' Broadmoor Juniper	5 gal	9
Mp	Malus 'Prairifire' Prairifire Crabapple	2" cal	2
Nf	Nepeta x faassenii 'Walkers Low' Walkers Low Catmint	1 gal	9
Qb	Quercus bicolor Swamp White Oak	2" cal	3
Ra	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	3 gal	42
Sb	Spireaea betulifolia 'Tor' Tor Birchleaf Spirea	3 gal	14
Sh	Sporobolus heterolepis Prairie Dropseed	2 quart	12
Sr	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	1 1/2" cal	1
Tm	Taxus x media 'Tauntont' Tauntont Spreading Yew	5 gal	11
Ua	Ulmus americana 'Princeton' Princeton American Elm	2" cal	3

PLANT MATERIAL LIST-SCHEDULE (BIOFILTER)

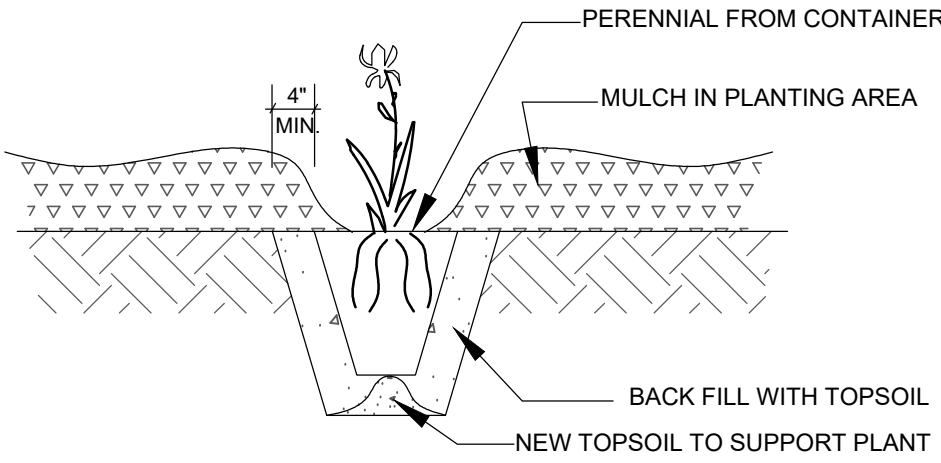
KEY	BOTANICAL NAME COMMON NAME	SIZE	QUANTITY
At	Asclepias tuberosa Butterflyweed	4" pot	39
Ep	Echinacea purpurea Purple Coneflower	4" pot	39
La	Liatris aspera Rough Blazingstar	4" pot	24
Mf	Monarda fistulosa Bergamot	4" pot	45
Pv	Panicum virgatum Switchgrass	4" pot	30
Rh	Rudbeckia hirta Black-eyed Susan	4" pot	61
Sh	Sporobolus heterolepis Prairie Dropseed	4" pot	59



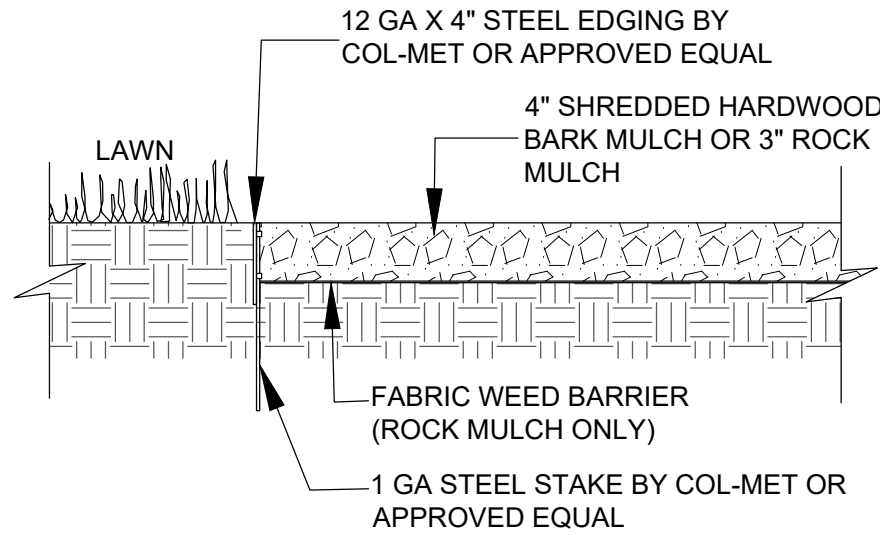
A TREE PLANTING DETAIL - ALL TREES
NO SCALE



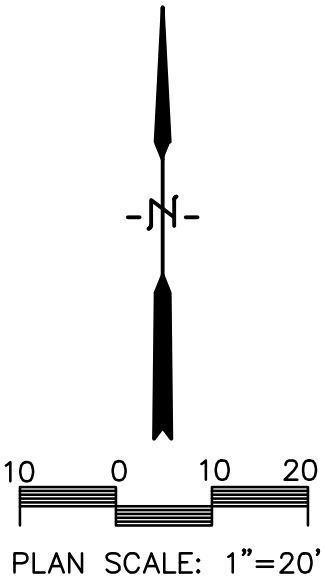
B SHRUB PLANTING DETAIL
NO SCALE



C POTTED PLANTS PLANTING DETAIL
NO SCALE



D LANDSCAPE EDGING DETAIL
NO SCALE



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Environmental Design & Consulting

CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING

632 COPELAND AVE., LA CROSSE, WI 54603

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Darling Court
La Crosse, WI 54601

LANDSCAPE PLAN

DRAWN BY:
C.G.

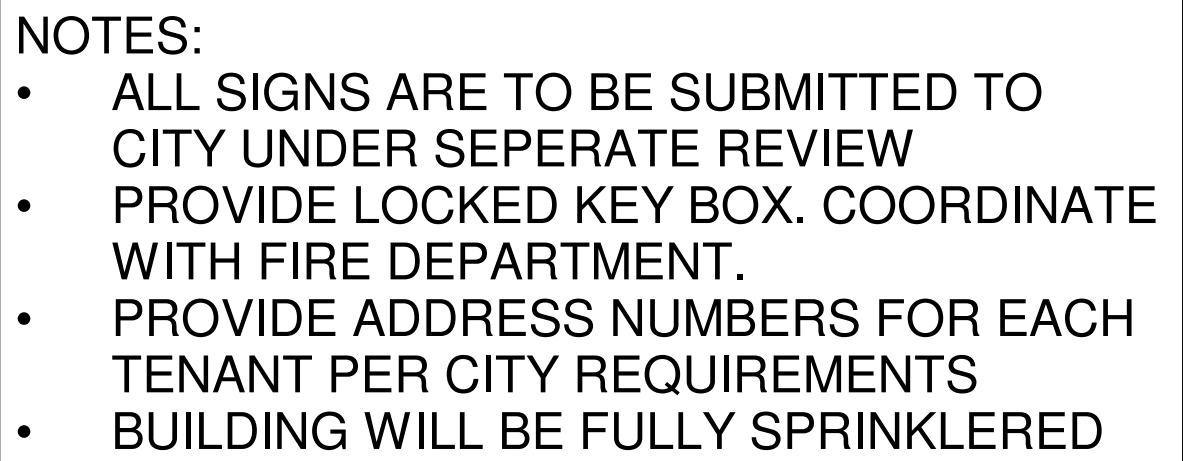
PROJECT #
19055

SHEET #

L-100

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PROJECT ISSUE DATE: 01/30/2020



TOTAL S.F. : 8,480 S.F.

1 FLOOR PLAN
A-000 1/8" = 1'-0"

[illegible]

SHEET #

A-000

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PHOTOMETRIC BUILDING

#	DATE	DESCRIPTION

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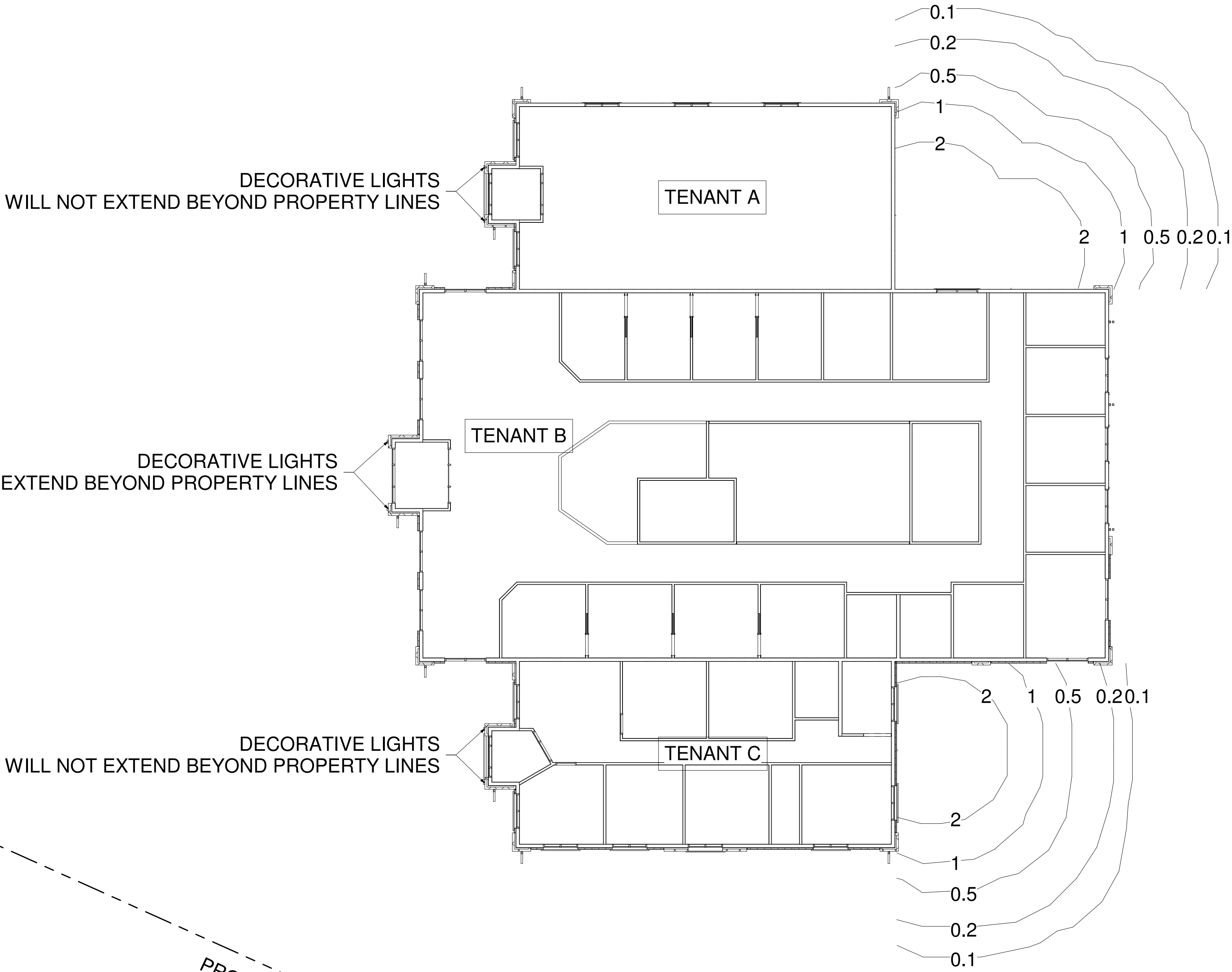
A-004

PRELIMINARY

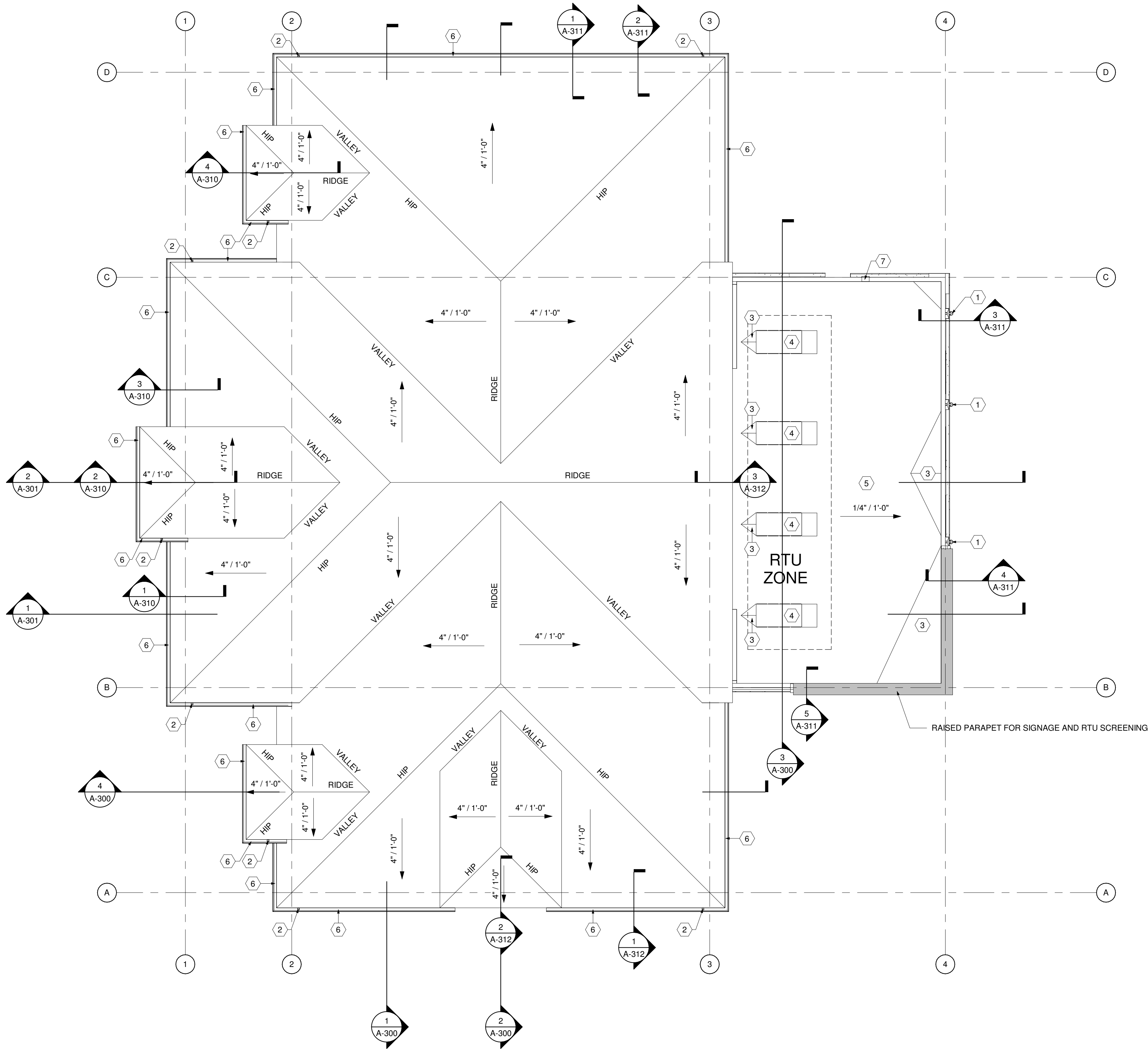
PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

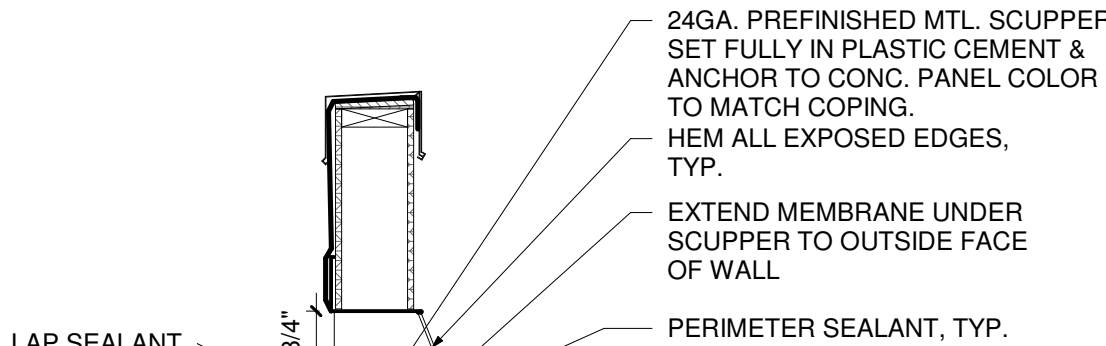


2/26/2020 8:08:35 AM

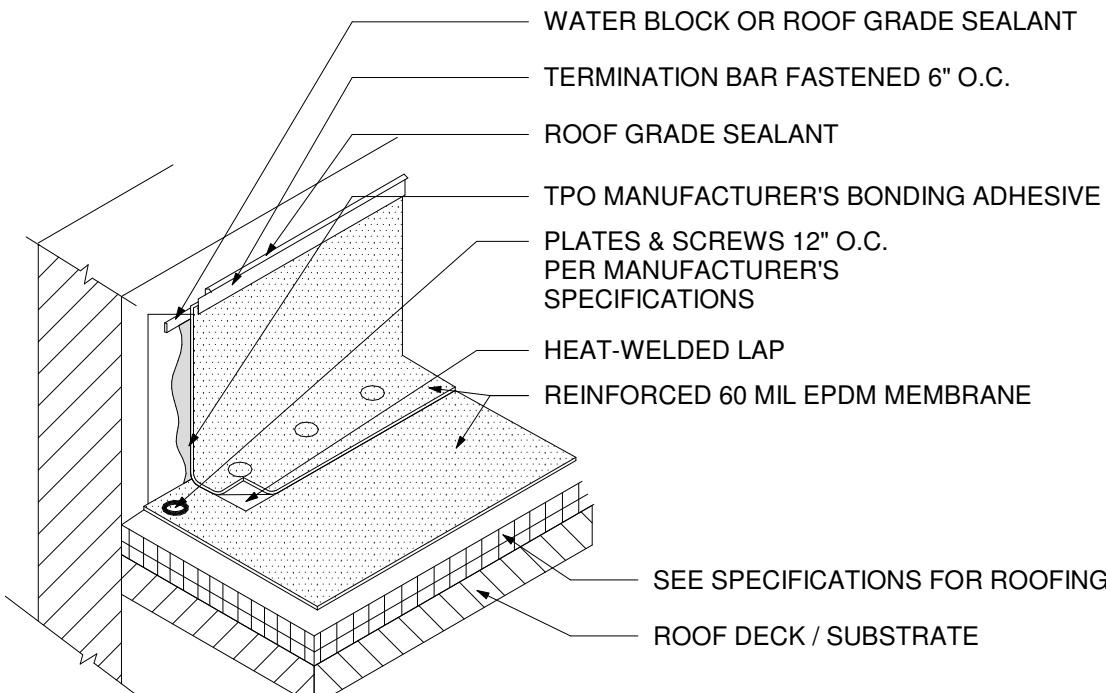


1 ROOF PLAN
1/8" = 1'-0"

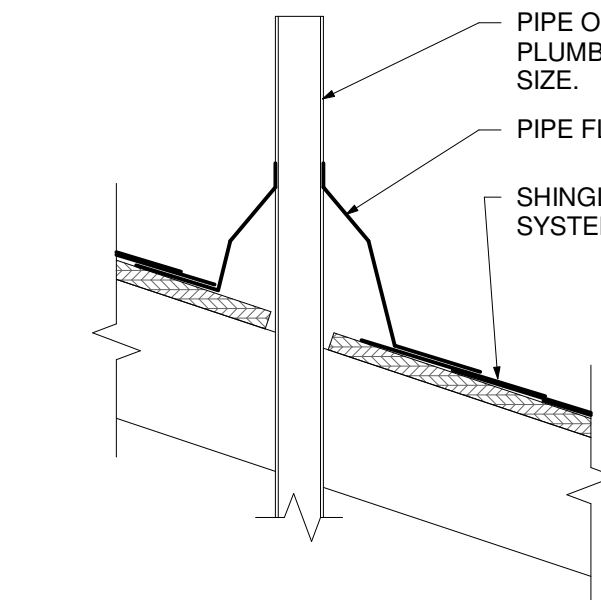
NOTES:
1. SET SCUPPER FLANGE IN WATER CUT OFF MASTIC.
2. SEAL AROUND & BETWEEN ALL METAL FLASHING.



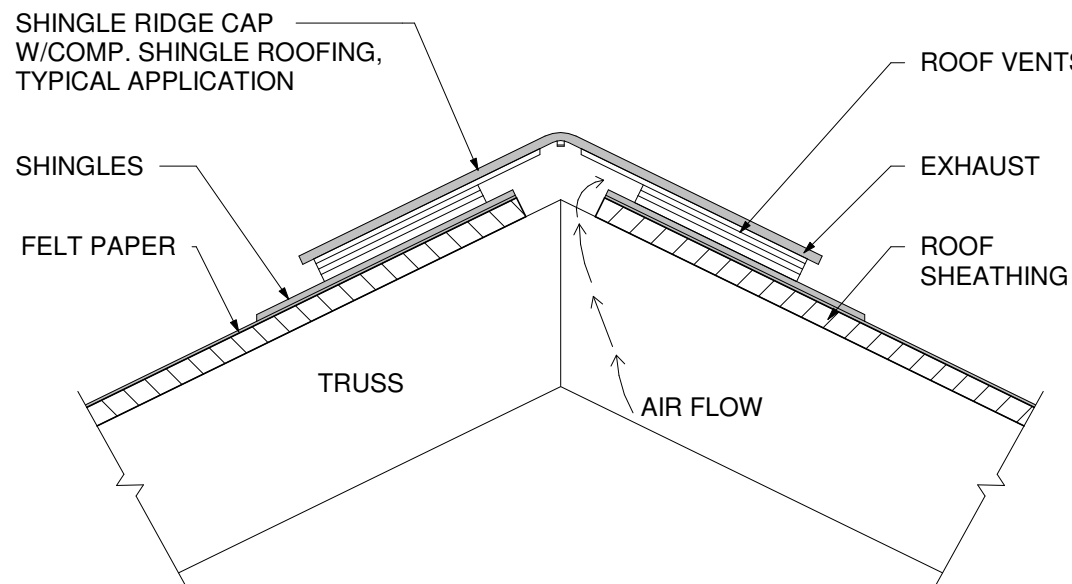
2 SCUPPER DETAIL
3/4" = 1'-0"



3 ROOF-CURB DETAIL
1 1/2" = 1'-0"



4 PIPE FLASHING DETAIL
1 1/2" = 1'-0"



5 RIDGE VENT DETAIL
1 1/2" = 1'-0"

GENERAL NOTES - ROOF PLAN

SEE STRUCTURAL FOR ALL TOP OF DECK ELEVATIONS, JOIST SIZES, ETC.

COORDINATE ALL ROOF TOP UNIT LOCATIONS WITH MECHANICAL.

SEE MECHANICAL AND PLUMBING DRAWINGS FOR FINAL LOCATIONS OF ALL ROOF PENETRATIONS.

ROOFING SUBCONTRACTOR SHALL PROVIDE PARAPET FLASHING AS REQUIRED AND AS APPROVED PER SHOP DRAWING BY THE ARCHITECT.

PROVIDE TAPERED INSULATION CRICKETS AT ALL ROOF SLOPE OBSTRUCTIONS.

PAINT ALL EXPOSED GAS PIPING "OSHA YELLOW"

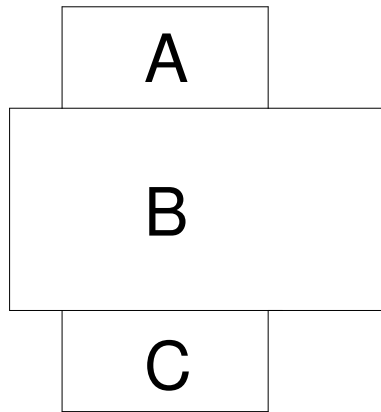
PAINT ALL EXPOSED ROOF-TOP STEEL.

ROOFTOP WALKWAY PADS TO BE PLACED CLEAR OF ANY MECHANICAL SHROUDS. INSTALL PADS AFTER HVAC EQUIPMENT HAS BEEN INSTALLED.

ROOF CURB LAYOUTS FOR HVAC UNITS SHALL BE VERIFIED WITH MECHANICAL ENGINEER.

KEYNOTES - ROOF PLAN

#	DESCRIPTION
1	PREFINISHED METAL SCUPPER AND OPEN FACE DOWNSPOUT - CONNECTED TO STORM SEWER
2	PREFINISHED OPEN-FACE METAL DOWNSPOUT - CONNECTED TO STORM SEWER
3	CRICKET - SLOPE TOWARDS SCUPPER
4	ROOF TOP UNIT - SEE MECHANICAL
5	EPDM ROOF SYSTEM
6	PREFINISHED METAL GUTTER
7	PREFINISHED METAL OVERFLOW SCUPPER



TENANT KEY PLAN
NTS



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ROOF PLAN

#	DATE	DESCRIPTION

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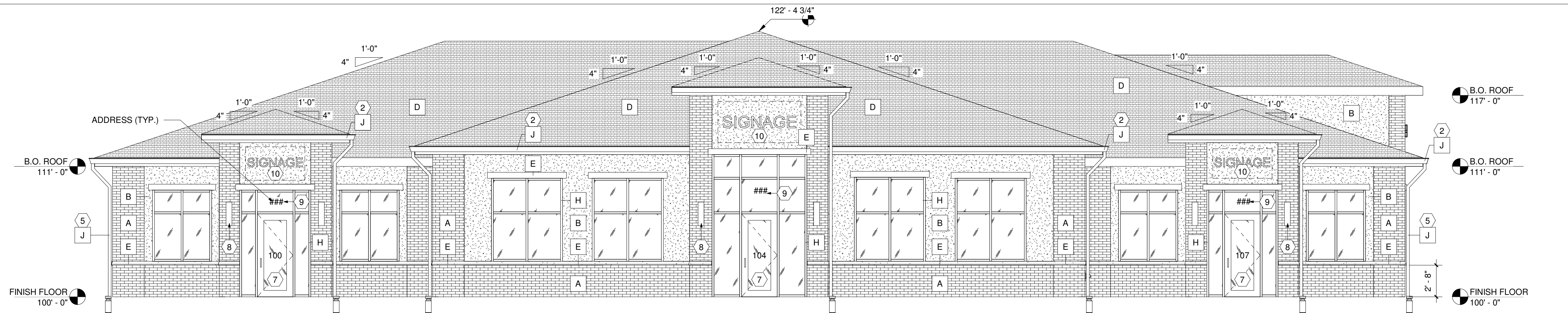
SHEET #

A-150

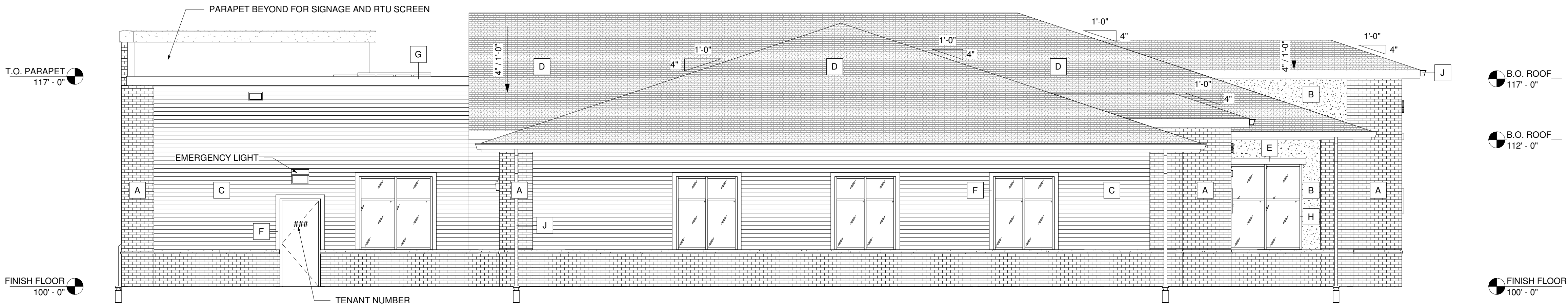
PRELIMINARY

PROJECT ISSUE DATE:02/25/2020

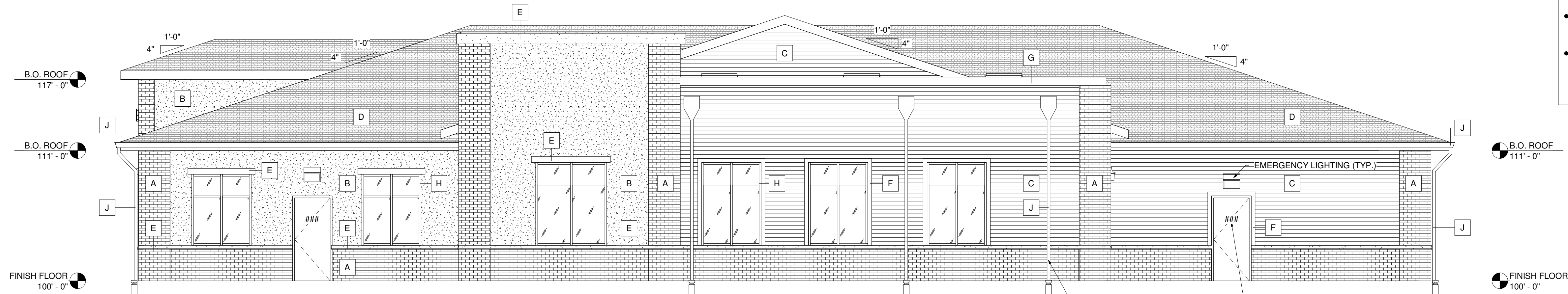
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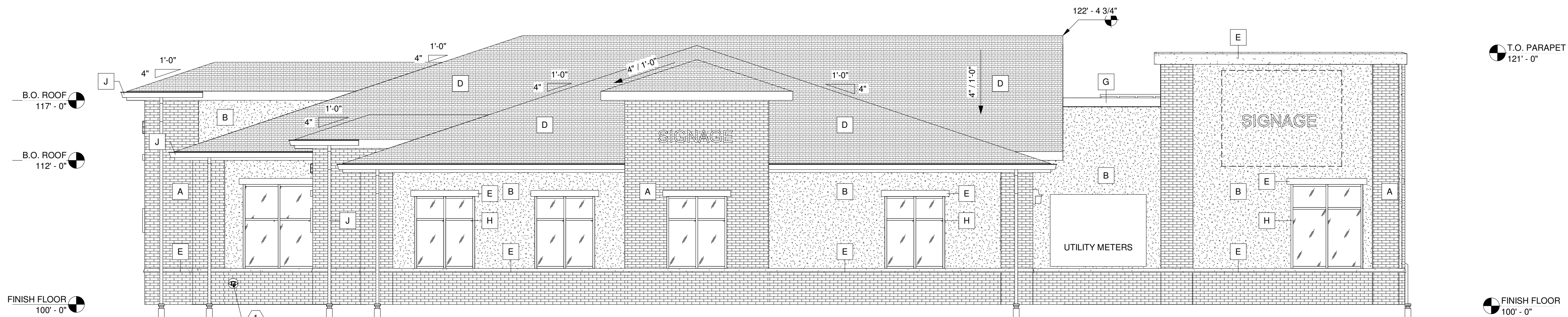
1 ELEVATION - 1
A-200 3/16" = 1'-0"



2 ELEVATION - 2
A-200 3/16" = 1'-0"



3 ELEVATION - 3
A-200 3/16" = 1'-0"



4 ELEVATION - 4
A-200 3/16" = 1'-0"

GENERAL NOTES - ELEVATIONS

- A - FINISH KEY, SEE SHEET A-200
- A - KEY NOTES
- XX - WINDOW TYPES
- C.J. - CONTROL JOINT - SEE A-200 FOR LOCATIONS

LEGEND - EXTERIOR FINISHES

CODE	MATERIAL	MANUFACTURER AND COLOR
A	BRICK	YANKEE HILL - DARK SMOKE BRONZE GROUT: LIGHT GRAY
B	EIFS	TOTAL WALL - HAVANAH #2090 & PUTTY GREY #2230 SHOT BLAST MEDIUM TEXTURE
C	SIDING	LP COMPOSIT SIDING - FACTORY PAINT TO MATCH EIFS
D	ARCHITECTURAL SHINGLES	BLACK / GREY
E	PRE-CAST	NATURAL
F	TRIM	TBD
G	METAL CAP FLASHING	DARK BRONZE
H	WINDOW FRAMES	DARK BRONZE ALUMINUM
J	METAL GUTTER & DOWNSPOUT	DARK BRONZE

KEYNOTES - EXTERIOR ELEVATIONS

1	FIRE DEPARTMENT CONNECTION
2	PRE-FINISHED METAL GUTTER
3	PRE-FINISHED METAL OVERFLOW SCUPPER
4	PRE-FINISHED METAL SCUPPER AND OPEN FACE DOWNSPOUT - CONNECTED TO STORM SEWER
5	PRE-FINISHED OPEN-FACE METAL DOWNSPOUT - CONNECTED TO STORM SEWER
6	INSULATED HOLLOW METAL DOOR
7	THERMAL INSULATED STOREFRONT SYSTEM
8	EXTERIOR LIGHTING - SEE ELECTRICAL
9	ADDRESS NUMBER TO BE VISIBLE FROM STREET FRONTING THE PROPERTY. COORDINATE WITH FIRE DEPARTMENT.
10	SIGNAGE - PROVIDE BLOCKING
11	KNOX BOX - COORDINATE WITH FIRE DEPARTMENT
12	PRE-FINISHED METAL CAP FLASHING

NOTES:

- ALL SIGNS ARE TO BE SUBMITTED TO CITY UNDER SEPARATE REVIEW
- PROVIDE LOCKED KEY BOX. COORDINATE WITH FIRE DEPARTMENT.
- PROVIDE ADDRESS NUMBERS FOR EACH TENANT PER CITY REQUIREMENTS



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EXTERIOR ELEVATIONS

#	DATE	DESCRIPTION
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